

REPORT ARRANGED BY *



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BUILDING REGULATIONS COMPLIANCE SERVICES

Three horizontal lines of varying lengths and thicknesses, stacked vertically, serving as a decorative element.

REPORT TITLE: NOISE ASSESSMENT FOR 69 CRUMPSALL LANE, MANCHESTER, M8 5SR

REPORT REFERENCE: 25551-01

ISSUED TO: MY PROPERTY SURVEY

ISSUED BY: ANTONIO MARIA GRANIERI

DATE: 22 October 2025

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1.0 Introduction

- 1.01 JosTec has been commissioned by My Property Survey to undertake a noise survey and assessment for the proposed conversion of the former Chestnut House Care Home into a new independent primary school at 69 Crumpsall Lane, Manchester, M8 5SR.
- 1.02 The purpose of this report is to support the client's planning application for said development by assessing external noise levels to inform the design of the proposed school building, and to assess the need for sound insulation of the building to achieve suitable internal noise levels according to BB93.

2.0 Development Description

- 2.0.1 The site is located at 69 Crumpsall Lane, Manchester, M8 5SR, and currently comprises a former care home. The site is situated in a mixed residential and commercial area at the junction with Ansleigh Avenue.
- 2.0.2 The site is bounded by:
- A mix of residential properties and small commercial operators, including Crumpsall Builders Merchants (interspersed with light industrial uses) to the north
 - Crumpsall Metrolink tram station (directly opposite, providing sustainable transport connections to Manchester city centre) to the south
 - Traditional two-storey housing, local convenience shops, a public house, and Crumpsall Lane Primary School (approximately adjacent) to the east
 - The adjoining mansion house under the same ownership (intended for future school-related ancillary use), with a SPAR convenience store and associated car parking nearby to the west
 - The site is located approximately 100m from the edge of the Crumpsall Lane Conservation Area.
- 2.0.3 The main noise sources likely to affect the proposed development are traffic along Crumpsall Lane, public activity associated with the Metrolink station, and loading/unloading activities associated with commercial premises along the main road.
- 2.0.4 The monitoring took place at the west (rear of building) and at the east (front of the building).

2.1 Locations of Monitors

- 2.1.1 Two Type 1 sound level meters were installed on site. The sound level meter at the front of the proposed development was installed on the first floor window, overlooking the junction between Crumpsall Lane and Ansleigh Avenue. The sound level meter at the rear of the proposed development was installed at the ground floor and was fixed to its own tripod, with the capsule of the sound level meter above a nearby fence to avoid any shielding effect.
- 2.1.2 These positions were chosen due to site accessibility and safety of monitoring kit and engineer. These positions are representative of the proposed future early years spaces, classrooms and one-to-one spaces at the front, and offices, WCs and classrooms at the rear of the proposed development.
- 2.1.3 The sound level meters were installed on the 25th of September 2025 and started measuring at 13:04 at the front and at 13:43 at the rear. The sound level meters were collected on the 26th of

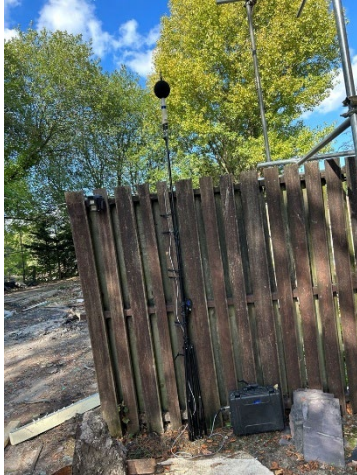
September 2025, after stopping the measurement at 11:49 at the front and at 12:13 at the rear.

- 2.1.4 Figure 1 and Figure 2 show where the monitors were installed at the front and rear respectively, and Figure 3 shows such locations on an aerial view from online maps. Figure 4 shows a site plan of the proposed development.

Figure 1 - Noise Monitor Location 1 - Front



Figure 2 - Monitoring Location 2 - Rear



- 2.1.5 Measurements were made in 15 minute periods, on 1 second averaging, to allow for the removal of anomalies and increased accuracy. The data was averaged into $L_{Aeq1\delta hr}$ daytime and L_{Aeq8hr} night-time with data also recorded for L_{Amax} in both day and night periods for the BS8233:2014 assessment.
- 2.1.6 The monitoring was conducted using 1x Type 1 Svantek SV307 sound level meter and outdoor microphone protection at the front, and 1x Type 1 Svantek SV971A sound level meter and outdoor microphone protection at the rear.

- 2.1.7 The measurements were taken by a fully qualified engineer with MIOA status with the institute of Acoustics.
- 2.1.8 All measurements were taken after a field calibration was undertaken to ensure accuracy and repeatability of measurements.
- 2.1.9 Further data such as wind speed, wind direction, rainfall intensity, temperature and cloud cover were all recorded at the beginning and end of the assessment at the monitoring location.
- 2.1.10 Any anomalies (such as noise by the engineer during setup and collection of the kit) were removed from the survey for a true reflection of the ambient levels in the vicinity. This was done by recording audio throughout the survey at each location and listening back through the files during the analysis process to confirm what was recorded manually during the survey.

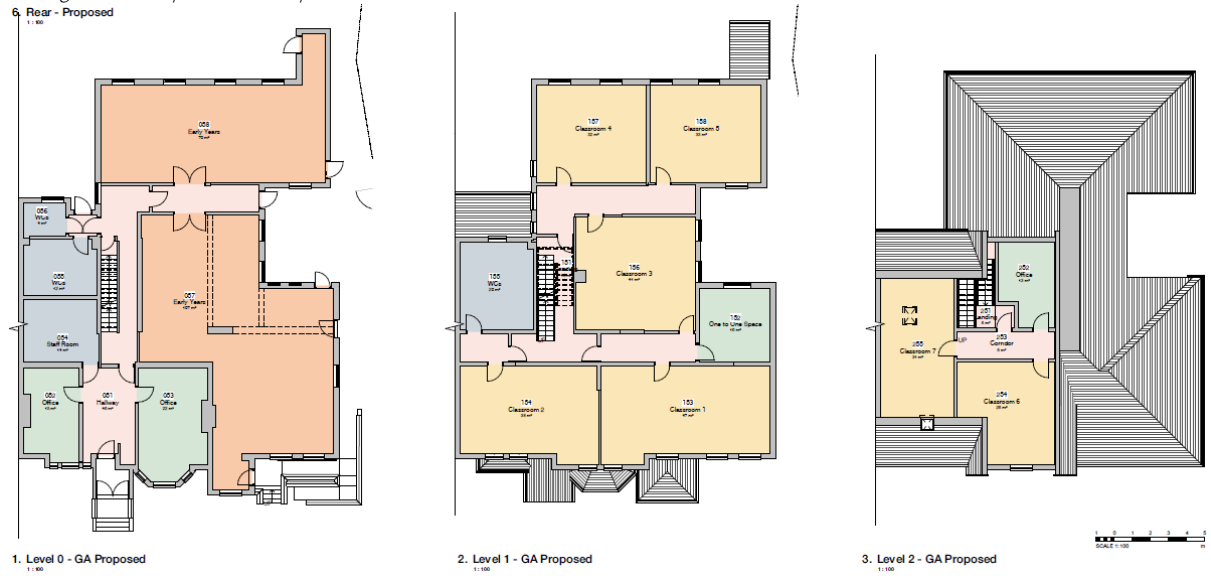
2.2 Plan Views of Site with Designated Work Areas

Figure 3 - Site Location



2.3 Proposed Site Layout

Figure 4 – Proposed Development Plan



3.0 Noise Assessment Criteria

3.1 National Legislation & British Standards

- 3.1.1 The National Planning Policy Framework dated 2024 (NPPF) sets out the Government's economic, environmental and social planning policies for England and *"these policies articulate the Government's vision of sustainable development."*

Paragraphs 7 and 8 of the NPPF, Section 2 – Achieving Sustainable Development, states the following:

"The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs [...]
Achieving sustainable development means that the planning system has [...] c) an environmental objective – to protect and enhance our natural, built and historic environment; including [...] minimising waste and pollution [...].

Paragraph 11 of the same Section mentions that:

*"Plans and decisions should apply a presumption in favour of sustainable development. For **plan-making** this means that:*
a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;
b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas⁴), unless:
i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

Section 12 – Achieving Well-Designed Places of the NPPF states that:

"131. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how

these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

132. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. [...]

135. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; [...]

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; {...}

137. [...] Applicants should, where applicable, provide sufficient information to demonstrate how their proposals will meet the design expectations set out in local and national policy, and should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

138. Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. [...]

139. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design⁵⁴, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

140. Local planning authorities should ensure that relevant planning conditions refer to clear and accurate plans and drawings which provide visual clarity about the design of the development, and are clear about the approved use of materials where appropriate. This will provide greater certainty for those implementing the planning permission on how to comply with the permission and a clearer basis for local planning authorities to identify breaches of planning control. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used)."

In respect of noise, Paragraph 187 of the NPPF states the following:

"Planning policies and decisions should contribute to and enhance the natural and local environment by:

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability."

Paragraph 198 goes on to mention:

"Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;

b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason;"

3.1.2 The NPPF reinforces the March 2010 DEFRA publication, "Noise Policy Statement for England" (NPSE), which states three policy aims, as follows:

"Through the effective management and control of environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development:

- avoid significant adverse impacts on health and quality of life;*
- mitigate and minimise adverse impacts on health and quality of life;*
- and where possible, contribute to the improvement of health and quality of life."*

3.1.3 Together, the first two aims require that no significant adverse impact should occur and that, where a noise level which falls between a level which represents the lowest observable adverse effect and a level which represents a significant observed adverse effect, then according to the explanatory notes in the statement:

"[...] all reasonable steps should be taken to mitigate and minimise adverse effects on health and quality of life whilst also taking into consideration the guiding principles of sustainable development. This does not mean that such effects cannot occur."

3.1.4 It is possible to apply objective standards to the assessment of noise and the effect produced by the introduction of a certain noise source may be determined by several methods, as follows:

- The effect may be determined by reference to guideline noise values. British Standard (BS) 8233:2014 and World Health Organisation (WHO) "Guidelines for Community Noise" contain such guidelines.
- Another method is to compare the resultant noise level against the background noise level (LA90) of the area. This is the method employed by BS 4142:2014 to determine the likelihood of complaint from noise of an industrial nature. It is best suited to the assessment of steady or pseudo-steady noise.

Building Bulletin 93 and Approved Document E

3.1.5 The acoustic conditions in schools are controlled by Part E of the Building Regulations, School Premises Regulations and the Independent School Standards, which apply to new and existing schools. School premises are also subject to the Equality Act Ref.6.0.2.1.

3.1.6 Requirement E4 from Part E of Schedule 1 to the Building Regulations 2010 (as amended by Statutory Instrument, SI 2002/2871) states:

"Each room or other space in a school building shall be designed and constructed in such a way that it has the acoustic conditions and the insulation against disturbance by noise appropriate to its intended use."

3.1.7 Approved Document E Ref.3 in support of the Building Regulations gives the following guidance:

"In the Secretary of State's view the normal way of satisfying Requirement E4 will be to meet the values for sound insulation, reverberation time and internal ambient noise which are given in section 1 of Building Bulletin 93 'The Acoustic Design of Schools', produced by DfES."

Note: Department for Education and Skills (DfES) is now DfE.

3.1.8 Building Bulletin 93 (BB93) provides guidance on the acoustic design of schools. Section 1 of BB93 sets out the required acoustic performance standards of new and refurbished schools, including proposed external and internal ambient noise levels, which are of particular relevance to this study. The below text is taken from BB93:

External Ambient Noise Level

"Playgrounds, outdoor recreation areas and playing fields are generally considered to be of relatively low sensitivity to noise. However, where used for teaching, for example sports lessons, outdoor ambient noise levels have a significant impact on communication in an environment which is already acoustically less favourable than most classrooms."

Noise levels in unoccupied playgrounds, playing fields and other outdoor areas should not exceed 55 dB LAeq,30min and there should be at least one area suitable for outdoor teaching activities where noise levels are below 50 dB LAeq,30min."

All external noise levels specified in this section apply to measurements made at approximately 1.5 m above the ground and at least 3 m from any other reflecting surface.

Internal Ambient Noise Level

The objective is to provide suitable internal ambient noise levels for

a) clear communication of speech between teacher and student

b) clear communication between students

c) learning and study activities

The internal ambient noise level includes noise contribution from

- external sources outside the school premises (including, but not limited to, noise from road, rail and air traffic, industrial and commercial premises)*
- building services (e.g. ventilation systems, plant, drainage etc). If a room is naturally ventilated, the internal noise level is calculated and measured with ventilators or windows open as required to provide ventilation.... If a room is mechanically ventilated or cooled, the plant should be assumed to be running at its normal operating duty."*

3.1.9 BB93 sets out the required internal ambient noise levels for different types of school classrooms. Noise sensitive rooms, such as special education needs rooms, have lower criteria than rooms that are less noise sensitive, for example sports halls. These are presented below:

Type of room	Room classification for the purpose of airborne sound insulation in Tables 3a and 3b		Upper limit for the indoor ambient noise level <i>L_{Aeq,30mins}</i> dB	
	Activity noise (Source room)	Noise tolerance (Receiving room)	New build	Refurbishment
Nursery school rooms <i>Primary school:</i> classroom, class base, general teaching area, small group room <i>Secondary school:</i> classroom, general teaching area, seminar room, tutorial room, language laboratory	Average	Medium	35	40
<i>Open plan:</i> (See also section 1.8) Teaching area Resource/breakout area	Average	Medium	40	45
Primary music room	High	Medium	35	40
Secondary music classroom [†] Small and large practice/group room [†] Performance/recital room [†]	Very high	Low	35	40
Ensemble room [†] Recording studio [†]	Very high	Low	30	35
Control room - for recording [†] Control room - not for recording	High Average	Low Medium	35	40
Lecture room	Average	Medium	35	40
Teaching space intended specifically for students with special hearing and communication needs ²	Average	Low	30	35
SEN calming room	High	Low	35	35

Type of room	Room classification for the purpose of airborne sound insulation in Tables 3a and 3b		Upper limit for the indoor ambient noise level <i>L</i> _{Aeq,30mins} dB	
	Activity noise (Source room)	Noise tolerance (Receiving room)	New build	Refurbishment
Study room (individual study, withdrawal, remedial work, teacher preparation)	Low	Medium	40	45
<i>Libraries:</i>				
Quiet study area	Low	Medium	40	45
Resource area	Average	Medium	40	45
Science laboratory	Average	Medium	40	45
<i>Design and technology:</i>				
Resistant materials, CAD/CAM area	High	High	40	45
Electronics/control, textiles, food, graphics, design/resource area, ICT room, art	Average	Medium	40	45
Drama studio, assembly hall, multi-purpose hall (drama, PE, audio/visual presentations, assembly, occasional music)	High	Low	35	40
Atrium, circulation space not intended for teaching and learning	Average	Medium	45	50
Sports hall				
Dance studio	High	Medium	40	45
Gymnasium/Activity studio				
Swimming pool	High	High	50	55
Meeting room, interviewing/counselling room, video conference room	Low	Medium	40	45
Dining room	High	High	45	50
Type of room	Room classification for the purpose of airborne sound insulation in Tables 3a and 3b		Upper limit for the indoor ambient noise level <i>L</i> _{Aeq,30mins} dB	
	Activity noise (Source room)	Noise tolerance (Receiving room)	New build	Refurbishment
<i>Administration and ancillary spaces:</i>				
Kitchen	High	High	50	55
Office, medical room, staff room	Low	Medium	40	45
Corridor, stairwell, coats and locker area	Average	High	45	55
Changing area	High	High	50	55
Toilet	Average	High	50	55

4.0 Results

4.1 Noise Assessment

- 4.1.1 As the sound level meter at the front was <1m away from the façade, a 3dB correction has been applied to these measured levels. The sound level meter at the rear was in free-field conditions, away from reflective surfaces, therefore the correction was not applied to this data.
- 4.1.2 As the nursery will be open during the daytime, the night-time period between 23:00 and 07:00 has been excluded from the analysis. Additionally, some construction work was being carried out in proximity to the site. Therefore, this data was excluded from the analysis too.
- 4.1.3 Table 1 below presents measured noise levels at the monitoring locations for both $L_{Aeq, 16hr}$ and $L_{Aeq, 30min}$ as per BB93 guidance.
- 4.1.4 Figure 5 and Figure 6 present the entire baseline noise levels obtained at the front and rear monitoring locations respectively. Weather conditions at the time of installation and collection are presented in Table 2.
- 4.1.5 The main noise sources was road traffic noise.

Table 1 - Baseline Noise Monitoring Results

Noise Monitoring Location	$L_{Aeq, 16hr}$	$L_{Aeq, 30min}$
Front		
Day (Raw)	61.6 dBA	61.4 dBA
Day (Corrected +3dB)	64.6 dBA	64.4 dBA
Rear		
Day (Raw)	55.7 dBA	55.9 dBA

Figure 5 – Baseline Noise Data - Front

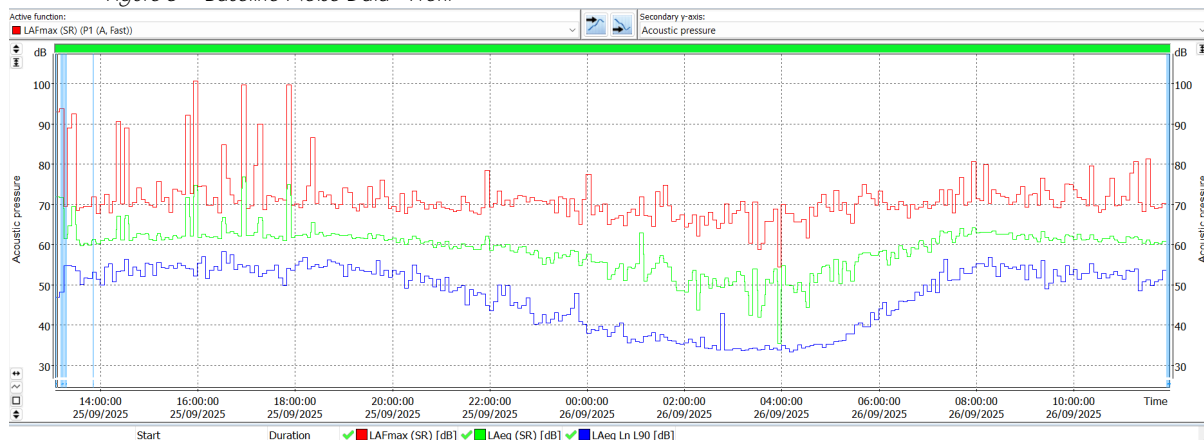


Figure 6 - Baseline Noise Data - Rear

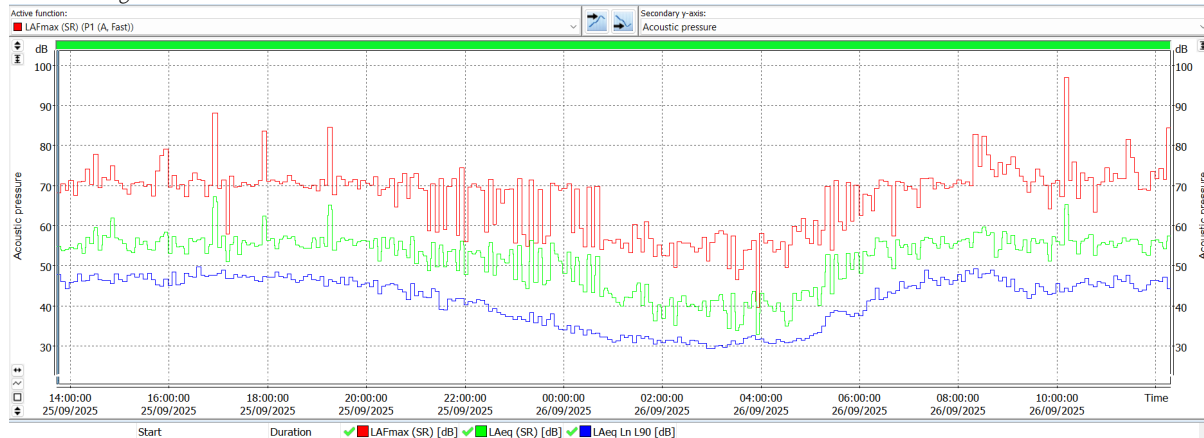


Table 2 - Weather Conditions

Day/Time	Cloud Cover	Temperature (Celsius)	Prescence of fog/snow/ice	Wind Speed (m/s)	Wind Direction
Installation	Low	17	No	<5	ENE
Collection	Low	16	No	<5	ESE

4.2 Comparison of Results to BB93

4.2.1 To evaluate noise levels inside the proposed development, the reduction in sound between the external and internal environment must be taken into account. A double-glazed window that is partially open typically offers sound reduction of around 10dB to 15dB from outside (free field conditions) to inside. A reduction of 12 dB has been chosen as a conservative estimate. A closed, double-glazed windows would provide an attenuation of approximately 30dB.

4.2.2 The resultant predicted internal noise levels are presented in Table 3 below.

Table 3 – Predicted internal noise levels with open and closed double-glazed window

	Measured $L_{Aeq,30min}$	Predicted Internal $L_{Aeq,30min}$ (Open Window)	Predicted Internal $L_{Aeq,30min}$ (Closed Window)
$L_{Aeq,30min}$ (+3dB Correction)	64dBA	52dBA	34dBA
$L_{Aeq,30min}$	56dBA	44dBA	26dBA

4.2.3 Depending on the room type, the target internal noise levels to be achieved are presented in Table 4 below, where the spaces that apply to this development are shown; these are based on the information provided in Figure 4.

Table 4 - BB93 Target Internal Levels for Refurbished Rooms

Location	Design Range dB L _{Aeq,30min}
Classroom & Early Years	40
Office & Staff Room	45
One-to-one Space	45
WCs	55

4.2.4 The noise levels presented in Table 3 are now compared to the BB93 criteria shown in Table 4. The outcome of the comparison is presented in Table 5 below:

Table 5 - Comparison of Results to BB93

Internal L _{Aeq,30min}		BB93 Early Years and Classrooms Criteria (Difference)	BB93 Offices & Staff Room Criteria (Difference)	BB93 WC Criterion (Difference)	BB93 One-to-one Space Criterion (Difference)
Front – Early Years, One-to-one Space and Classrooms					
L _{Aeq,30min} (Open Window)	52dBA	40dBA (+12dB)	45dBA (+7dB)	-	45dBA (+7dB)
L _{Aeq,30min} (Closed Window)	34dBA	40dBA (-6dB)	45dBA (-11dB)	-	45dBA (-11dB)
Rear – Offices, Staff Room, WCs and Classrooms					
L _{Aeq,30min} (Open Window)	44dBA	40dBA (+4dB)	45dBA (-1dB)	55dBA (-11dB)	-
L _{Aeq,30min} (Closed Window)	26dBA	40dBA (-14dB)	45dBA (-19dB)	55dBA (-29dB)	-

5.0 Discussion

Internal Noise Levels

- 5.0.1 The results shown in the table above demonstrate how the development should not be ventilated with openable windows, particularly at the front where internal noise criteria are exceeded.
- 5.0.2 For rooms located to both the front and rear of the development, mechanical ventilation with closed windows or passive ventilation, which would need to be suitably attenuated with adequate sound insulation will be required.

External Noise Levels

- 5.0.3 BB93 defines the criterion for outdoor play areas as 55dB LAeq and criterion for outdoor learning areas as 50dB LAeq.
- 5.0.4 Based on the results shown in Table 1 above, the environment is not suitable for outdoor playing and learning areas as both criteria are exceeded to the front and rear of the proposed development.

6.0 Conclusion

- 6.0.1 Based on Section 5, it is considered that the proposed development would meet the regulations for acoustic performance in accordance with BB93, with the implementation of suitable, acoustically treated ventilation and double-glazed windows which will need to remain closed.
- 6.0.2 The current acoustic conditions do not allow for outdoor playtime and outdoor learning based on the discussion provided in Section 5.

7.0 Credentials

Name	Title	Credentials
Antonio Maria Granieri MSc, BA(Hons)	Senior Acoustic Consultant	Member of the Institute of Acoustics
Signed		

Appendix A – Acoustic Terminology

Parameter	Description
Ambient Noise Level	The totally encompassing sound in a given situation at a given time, usually composed of a sound from many sources both distant and near ($L_{Aeq,T}$).
Decibel (dB)	A scale for comparing the ratios of two quantities, including sound pressure and sound power. The difference in level between two sounds s_1 and s_2 is given by $20 \log_{10} (s_1/s_2)$. The decibel can also be used to measure absolute quantities by specifying a reference value that fixes one point on the scale. For sound pressure, the reference value is $20\mu\text{Pa}$. The threshold of normal hearing is in the region of 0 dB and 140 dB is the threshold of pain. A change of 1 dB is only perceptible under controlled conditions.
dB(A), L_x	Decibels measured on a sound level meter incorporating a frequency weighting (A weighting) which differentiates between sounds of different frequency (pitch) in a similar way to the human ear. Measurements in dB(A) broadly agree with people's assessment of loudness. A change of 3 dB(A) is the minimum perceptible under normal conditions, and a change of 10 dB(A) corresponds roughly to halving or doubling the loudness of a sound. The background noise in a living room may be about 30 dB(A); normal conversation about 60 dB(A) at 1 metre; heavy road traffic about 80 dB(A) at 10 metres; the level near a pneumatic drill about 100 dB(A).
Free-field	Sound pressure level measured outside, far away from reflecting surfaces (except the ground), usually taken to mean at least 3.5 metres
Façade	Sound pressure level measured at a distance of 1 metre in front of a large sound reflecting object such as a building façade.
$L_{Aeq,T}$	A noise level index called the equivalent continuous noise level over the time period T. This is the level of a notional steady sound that would contain the same amount of sound energy as the actual, possibly fluctuating, sound that was recorded.
$L_{max,T}$	A noise level index defined as the maximum noise level recorded during a noise event with a period T. L_{max} is sometimes used for the assessment of occasional loud noises, which may have little effect on the overall Leq noise level but will still affect the noise environment. Unless described otherwise, it is measured using the 'fast' sound level meter response.
$L_{10,T}$	A noise level index. The noise level exceeded for 10% of the time over the period T. L_{10} can be considered to be the "average maximum" noise level. Generally used to describe road traffic noise. $L_{A10,18h}$ is the A – weighted arithmetic average of the 18 hourly $L_{A10,1h}$ values from 06:00-24:00.
$L_{90,T}$	A noise level index. The noise level exceeded for 90% of the time over the period T. Generally used to describe background noise level.

Appendix B - Noise Survey Instrumentation

Type	Manufacturer	Model	Serial Number
SLM	Svantek	SV307	100911
Microphone		ST30	78375
Calibrator		SV33B	109969

Type	Manufacturer	Model	Serial Number
SLM	Svantek	SV971	147728
Microphone		ST30	148354
Calibrator		SV33B	109969