

Ref: P25-442-M02v1
Project: Land off Princedom Street, Manchester
Date: 18 December 2025
To: Chris Fothergill – John Southworth
From: David Thurstan BSc MIOA – Principal Consultant

Subject: Acoustic Verification Assessment – Plots 7-12

1. This memo sets out the details and findings of recent acoustic verification testing carried out for the Princedom Street development in Manchester.

Planning Condition

2. The following condition relates to a scheme of noise mitigation for the development.

“12) b) Prior to the first occupation of the residential units, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Noise Criteria

3. The ‘Manchester City Council Planning & Noise Technical Guidance 2022’ document provides guidance for assessing the potential impact on residential developments and recommends the following noise limits or acoustic design criteria:
 - Bedrooms (night-time - 23.00 - 07.00) 30 dB $L_{Aeq,T}$ (individual noise events should not normally exceed 45 dB $L_{Amax,F}$ by more than 10 times)
 - Living Rooms (daytime - 07.00 - 23.00) 35 dB $L_{Aeq,T}$
4. These acoustic criteria correspond to guidance set out in British Standard 8233: 2014, ‘Guidance on sound insulation and noise reduction for buildings’ and have been used for the assessment of the verification noise measurements.

Noise Survey

5. Automatic data-logging sound analysers were installed in the living room/kitchen and bedroom of closest plot (i.e. Plot 12) of the completed block to Princedom Street to measure noise levels in consecutive 5-minute periods from approximately 10:45 hours on Tuesday 16 to 10:45 hours on Wednesday 17 December 2025.
6. The noise measurements were carried out with NTi XL2/XL3 ‘Class 1’ Sound Level Meters (serial no. A2A-20361-E0 & A3A-01451-F0) located in the centre of the room and with a microphone height of approximately 1.4m above floor level. Calibration checks were carried out both before and after the

measurement period with no variance in levels observed. Audio was also recorded during the monitoring period to help identify noise sources contributing to the measured noise levels.

7. The rooms were empty and unfurnished with no carpets. Ventilation (including for the overheating strategy) is provided by a whole house system which operates automatically on demand. The system was operating at the time of the noise measurements.
8. Weather conditions during the measurements were dry, cool/cold (-1 to 8°C), partially cloudy and calm (<3m/s). The weather conditions during the noise survey were suitable for the purposes of determining the noise ingress.
9. A summary of the noise levels measured over the daytime and night-time periods is shown in Table 1, with full results enclosed in the chart. The development is still very much an active construction site. Therefore, only the measured noise levels outside of the site construction hours have been considered in this assessment (i.e. 15:30 to 07:00 hours).

Table 1: Summary of Measured Noise Levels (dB)

Location	Night-time		Daytime
	L_{AFmax}	$L_{Aeq,8hr}$	$L_{Aeq,16hr}^*$
Plot 12 – Living room/Kitchen (ground floor)	N/A	N/A	23
Plot 12 – Bedroom (first floor)	26 – 56	25	25

* 16 hour is based on measurements between 15:30 to 23:00 hours following the end of ongoing site works

10. These are very low levels of noise during the daytime and at night. From review of the audio the noise climate was generally low-level road traffic. There were also a few internally generated peaks of noise noted, likely due to thermal expansion/contraction of the building fabric.
11. The noise survey covered a daytime/evening period including a rush hour period. Nevertheless, the daytime noise levels were well below the internal daytime noise criterion.
12. The 10th highest maximum at night was 36 dB L_{AFmax} , which is well within the night-time peak noise criteria.

Conclusion

13. The results of the noise measurements demonstrate that the installed glazing and ventilation scheme meets the noise criteria required by Condition 12 of the Planning Approval.
14. We therefore conclude that the requirements of the planning conditions have been met and no further works are required.

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Key:

 - Tested Plot



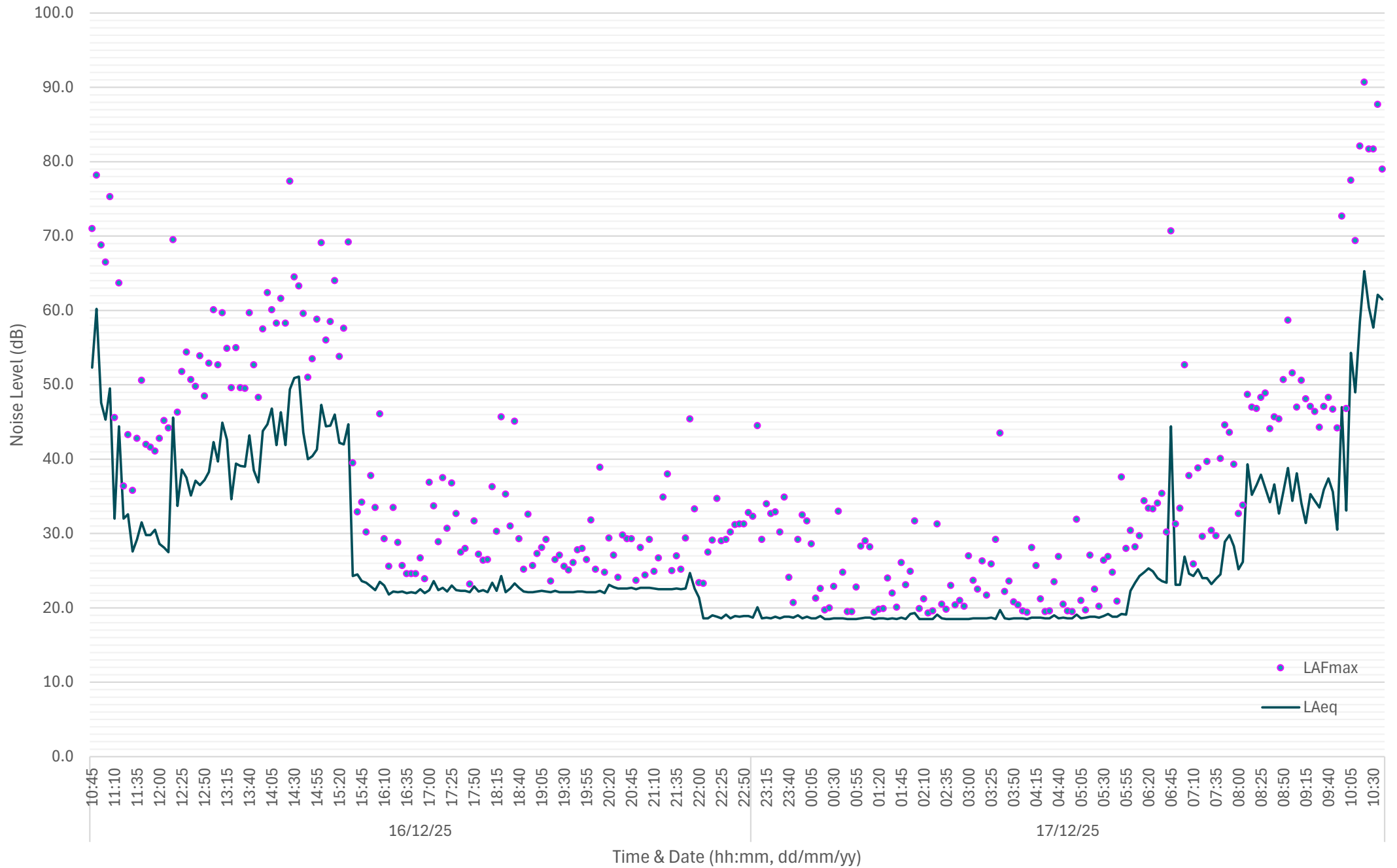
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Ref: **Figure**

Title: Site location and tested plot position



Plot 12 - Living Room/Kitchen



Plot 12 - Bedroom

