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Memo:	M026-A	**Date:**	20 March 2026
Project:	023295	**Pages:**	2
From:	TD	**Reviewer:**	JA

Jersey Street, Ancoats, Manchester

Comments on Planning Condition 18 discharge report (Eliza Yard)

This memo provides responses to the comments received via email from MCC on 19 March 2026 in relation to 023295-R13-B *Planning condition 18 discharge report (Eliza Yard)* dated 6 February 2026.

The first comment received states:

> *'The report notes that in apartments 118 and 120, the acoustic assessor observed abnormal ceiling noise ingress and a possible plant-related source, which is currently under investigation.'*

Section 3.3 of 023295-R13-B includes key notable noise sources during the measurements, which includes noise ingress via the ceiling (possibly due to noisy plant) as a noise source for apartments 118 and 120. This has been investigated and was deemed to be building services noise from the MVHR serving the apartment. Measured internal noise levels within these apartments are in line with the requirements of Planning Condition 18, as detailed within Table 4 of 023295-R13-B.

The second comment states:

> *'There is no explicit reporting of L_{AFmax} counts for the bedrooms. Although L_{AFmax} limits are referenced, the report does not detail how many events reached or exceeded 45 dB, nor whether this occurred more than the allowed 10–15 times.'*

Time histories of the unattended noise measurements are presented in Appendix B to Appendix F of 023295-R13-B. A summary of the L_{AFmax} counts for bedrooms per night is provided in Table 1. These are all in line with the criterion of L_{AFmax} 45 dB not exceeded more than 10-15 times per night. The measurement results are in line with the requirements of Planning Condition 18.

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Table 1 Summary of night maximum noise events per night

Apartment	Date	Number of times L_{AFmax} 45 dB exceeded per night
Apartment 5	Friday 23 January 2026	2
Apartment 5	Saturday 24 January 2026	0
Apartment 5	Sunday 25 January 2026	3
Apartment 11	Tuesday 13 January 2026	0
Apartment 18	Wednesday 14 January 2026	0
Apartment 23	Tuesday 13 January 2026	0
Apartment 36	Tuesday 13 January 2026	0