

22023-L11-SW

Chris Alessandra
Dragonfly
594 Manchester Old Road
Middleton
Manchester M24 4PW

25/11/2025

Dear Chris,

PALL MALL COURT – PLANT VERIFICATION MEASUREMENTS

dBx Acoustics Ltd attended site on Thursday 20th November 2025 to measured noise levels arising from roof plant at Pall Mall Court.

Methodology

Given the number of noise sources and the complexity of the site, noise emissions were originally predicted using a computer model created using the Soundplan 9.1 software package. The model includes all externally mounted plant and all external inlet and discharge points, with appropriate corrections for duct mounted silencers (based on the selections made by Caice), and attenuation to the HVRF units where fitted.

The HVRF units on the Marsden Street and King Street roof plant areas are fitted with the manufacturer's YNW noise reduction kit, which is understood to provide an 8dB reduction in the A-weighted sound pressure level of the equipment. This has been included in the model where appropriate.

Full details are provided in our letter reference 22023-L07-SW dated 22nd September 2025, along with the predicted rating noise level at the surrounding noise sensitive receptors.

Due to the height of the buildings involved, it is not possible to measure at the affected facades. As such, measurements were made at various points in the vicinity of the roof plant to verify the model results.

It was observed on site that the 6th Floor Marsden Street roof plant area has an approximately 3m tall solid screen. This was not included in the original noise model and has been added.

All plant was fully operational during measurements, representing a worst-case for noise generation.

The measurement locations are shown in the following figures;

Figure 1: Tower Roof Measurement Locations

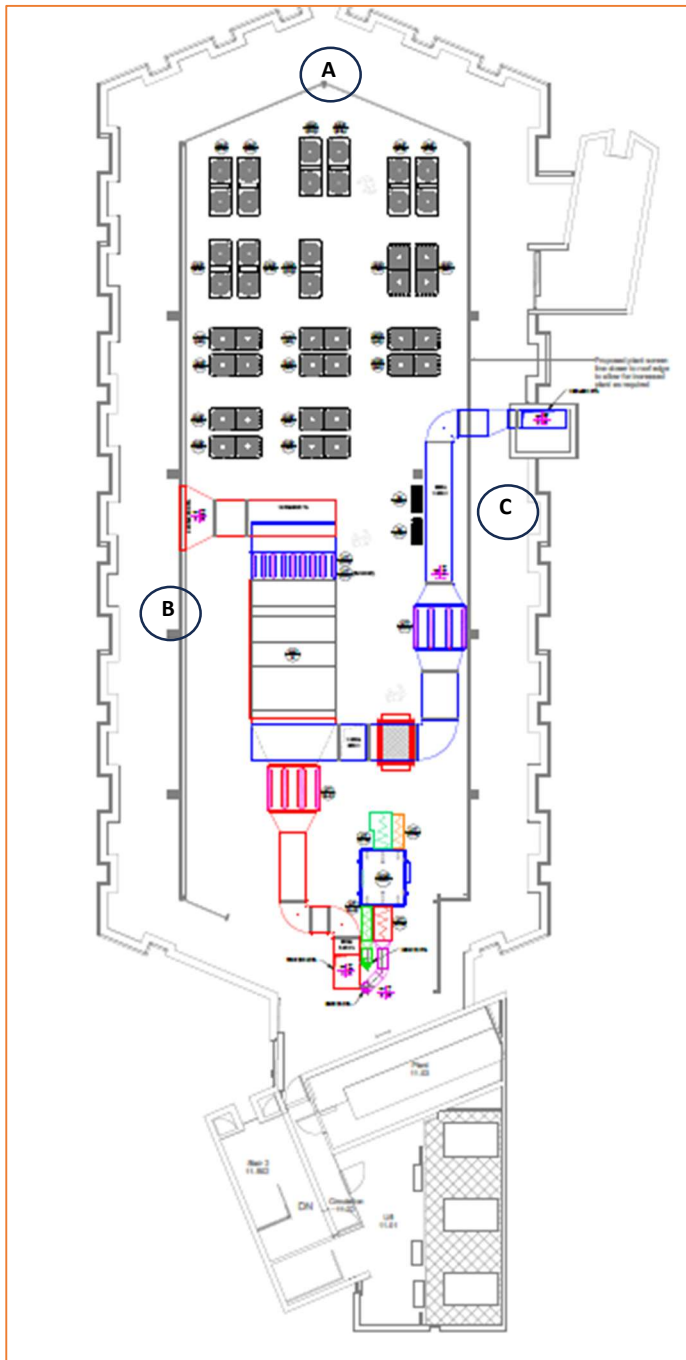


Figure 2: 6th Floor Marsden Street

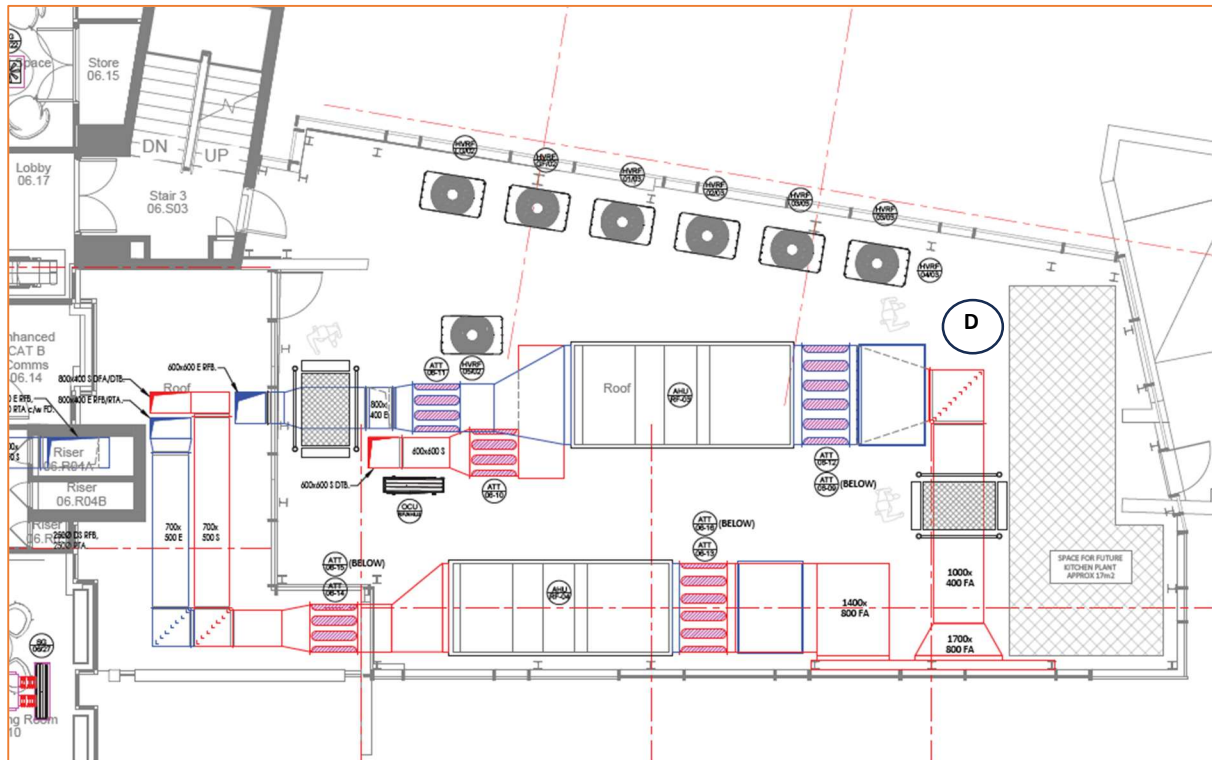
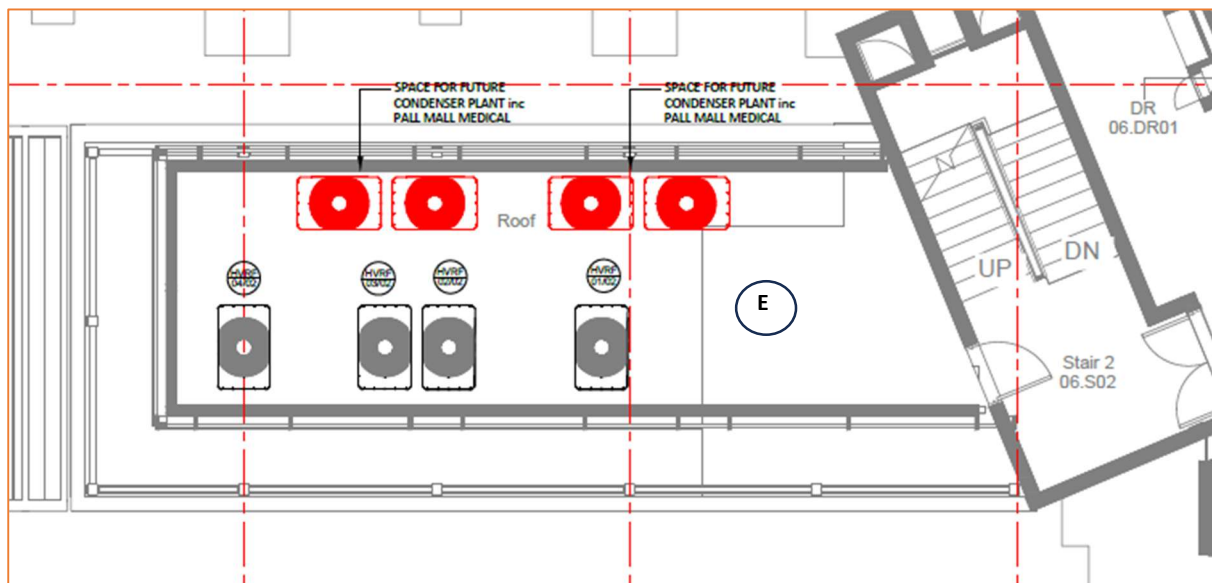


Figure 3: 6th Floor King Street



Measurement Results

Table 1, below, summarises the measured noise levels with reference to the predicted noise levels from the acoustic model.

Table 1: Measured Noise Levels

Location	Measured Noise Level, dBL _{Aeq,T}	Predicted Noise Level, dBL _{Aeq,T}
A	68	68
B	65	64
C	60	61
D	57	57
E	65	66

The noise model is found to be accurate to within 1dB.

Resultant Noise Level at Receptors

With the screen added to the 6th floor Marsden Street plant area, the resultant noise level at the receptors is summarised in Table 2, below.

Table 2: Plant Noise Levels

Receptor	Background Noise Level, dBL _{A90,T}	Plant Noise Emission Limit, dBL _{Ar,Tr}	Predicted Rating Level, dBL _{Ar,Tr}
One Marsden St	51	46	46
30 Brown St	51	46	45
King St	52	47	42
King St (Hotel Gotham)	53	48	41

On this basis, plant noise emissions are found to be compliant with Manchester City Council criteria, and hence planning conditions at all nearby noise sensitive receptors. This includes the receptors at 30 Brown Street, where an exceedance was formerly anticipated; this has been mitigated by the screening installed around the Marsden St 6th floor plant area.

Compliance with BREEAM credit POL 05 is also therefore demonstrated.

Yours Sincerely,

