023295-R20-D

23 March 2026

Jersey Street, Poland Street Zone, Manchester

Planning condition 21 discharge report

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Version	Date	Comments	Author	Reviewer
A	16 Mar 26		SC	JA
B	17 Mar 26	Update to Section 4	SC	JA
C	20 Mar 26	Update to Section 4	TD	JA
D	23 Mar 26	Update to Section 4.1	TD	JA

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Summary

Sandy Brown has been appointed by John Sisk & Son Ltd to provide acoustic advice on the proposed new build Manchester Life Development Company 3 Ltd scheme at 66 Jersey Street in Manchester.

The proposal comprises two 8-storey buildings forming 190 residential apartments and ground floor commercial and amenity spaces.

Planning Permission has been granted under application number 139289/JO/2024. Details of the noise insulation scheme for the development are provided in 023295-R02-A *Planning noise report (Jersey Wharf)*.

Planning Condition 21 of the discharge notice outlines that internal ambient noise levels should not exceed L_{Aeq} 30 dB at night and L_{Aeq} 35 dB during the daytime.

Internal ambient noise level measurements have been carried out to a representative sample of living rooms and bedrooms across Block A and Block B. Results indicate that the apartments tested are compliant with Planning Condition 21, with suitable internal noise levels measured. Measurements have been carried out to the majority of apartments. Additional noise measurements are proposed to be carried out to the remainder of apartments, once these are completed.

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1 Introduction

Sandy Brown has been appointed by John Sisk & Son Ltd to provide acoustic advice on the proposed new build Manchester Life Development Company 3 Ltd scheme at 66 Jersey Street in Manchester.

The proposal comprises two 8-storey buildings forming 190 residential apartments and ground floor commercial and amenity spaces.

Planning Permission has been granted under application number 139289/JO/2024. Details of the noise insulation scheme for the development are provided in 023295-R02-A *Planning noise report (Jersey Wharf)*.

This report sets out relevant information to discharge Planning Condition 21 which relates to internal ambient noise levels within bedrooms and living rooms.

Attended and unattended measurements have been undertaken to determine the internal noise levels inside the residential units.

Unattended weekday measurements between 07:00 and 17:00 and weekend measurements between 08:00 and 13:00 and have been excluded due to being affected by construction noise.

2 Criteria

2.1 Local authority criteria

2.1.1 Planning condition 21

Planning condition 21 as per application number 139288/JO/2024 states the following:

> *'Notwithstanding the Acoustic Report by Sandy Brown stamped as received on the 13 May 2022 and the Planning Noise Report addendum by Sandy Brown, stamped as received on 16 February 2024, prior to the first occupation of the development a scheme for acoustically insulating the proposed residential accommodation against noise from the local traffic network shall be submitted for approval in writing by the City Council, as Local Planning Authority The approved noise insulation scheme shall be completed before the first occupation of the development. Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved:*
>
> *Bedrooms (night time - 23.00 - 07.00) 30 dB L Aeq (individual noise events shall not exceed 45 dB L Amax,F by more than 15 times)*
>
> *Living Rooms (daytime - 07.00 - 23.00) 35 dB L Aeq*
>
> *Gardens and terraces (daytime) 55 dB L Aeq*

(b)Prior to the first occupation of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to policies SP1, H1 andDM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).'

2.2 Internal noise criteria

The total internal ambient noise level criteria for bedrooms and living rooms are summarised in Table 1, in line with Planning Condition 21. These criteria are applicable under background ventilation conditions.

Table 1 Maximum internal ambient noise criteria

Internal space	Maximum internal noise level
Bedrooms	Day (07:00-23:00) L_{Aeq} 35 dB
	Night (23:00-07:00) L_{Aeq} 30 dB and L_{Amax} 45 dB (not normally exceeded 10 to 15 times)
Living rooms	Day (07:00-23:00) L_{Aeq} 35 dB

3 Method

The proposed testing schedule with all measurement locations provided in Appendix C, for discharging Planning Condition 21 was agreed upon with Manchester City Council.

Some measurements could not be undertaken (as described below), however an adequate sample to demonstrate compliance is understood to have been undertaken.

Areas that could not be tested in line with the testing schedule, are provided in Table 2.

Table 2 Locations not able to be tested

Level	Apartment	Reason
Block A Level 0	All apartments	Apartments unfinished as of 16 March 2026
Block A Level 1	011	MVHRs not operational on test date
Block A Level 1	022	MVHR not fully commissioned as of 10 February 2026
Block A Level 1	014	Hoists operating on test date
Block A Level 2	032	Hoists operating on test date
Block A Level 3	048	Hoist operating on test date
Block A Level 3	050	MVHR not fully commissioned as of 10 February 2026
Block A Level 4	061	Apartment unfinished on test date
Block A Level 4	066	Hoist operating on test date
Block A Level 4	067	Apartment locked during visit
Block A Level 4	068	MVHR not fully commissioned as of 10 February 2026
Block A Level 5	082	Hoist operating on test date
Block A Level 5	074	MVHR not fully commissioned as of 26 February 2026
Block A Level 6	092, 093, 095, 096, 098, 107	MVHR not fully commissioned as of 26 February 2026
Block A Level 6	100	Hoist operating on test date
Block A Level 7	All apartments	Apartments unfinished on test date
Block B Level 1	124, 127	MVHR not fully commissioned as of 21 February 2026
Block B Level 2	133	MVHR not fully commissioned as of 12 February 2026
Block B Level 3	142	MVHR not fully commissioned as of 12 February 2026
Block B Level 4	157	MVHR not fully commissioned as of 3 March 2026
Block B Level 4	161	MVHR not operating on test date
Block B Level 5	164, 165, 169, 170	MVHR not fully commissioned as of 3 March 2026

Level	Apartment	Reason
Block B Level 6	175, 179, 181	MVHR not fully commissioned as of 3 March 2026
Block B Level 7	All apartments	Apartments unfinished on test date

3.1 Noise ingress due to road noise

Jersey Street and Poland Street were closed where these pass through the Jersey Street construction site on the test dates, and are not due be re-opened until after completion.

The internal measurements are intended to quantify the combination of both noise ingress via the facade and building services noise. There is a risk that noise level measurements carried out may not be fully representative, since noise ingress via the facade may be lower due to reduced road traffic levels in the area.

However, based on the predicted facade noise levels at the site, road traffic noise ingress to apartments facing Jersey Street and Poland Street is not expected to be significant (approximately 10 dB below the overall internal noise criteria) based on sealed double glazing. Internal noise levels within apartments are expected to be dominated by building services noise (MVHRs).

As such, the measurements carried out at this stage are expected to be acceptable.

3.2 Unattended measurements

Unattended measurements were taken in the following 3 apartments:

- Block A Level 1-008 Living room & bedroom
- Block A Level 1-020 Living room & bedroom
- Block B Level 1 -128 Living room & bedroom 02.

Graphs showing the results of the unattended measurements in each position are provided in Appendix B.

Details of the equipment used and the noise indices measured are provided in Appendix A.

3.3 Attended measurements

Attended measurements were carried out over 15 minute periods in the following 17 apartments on site:

- Block A Level 1-011 Living room & bedroom
- Block A Level 1-007 Living room & bedroom
- Block A Level 1 – 006 Living room & bedroom
- Block A Level 2-039 Living room & bedroom

- Block A Level 3-055 Living room & bedroom
- Block A Level 3-047 Living room & bedroom
- Block A Level 4-058 Living room & bedroom
- Block A Level 5 -104 Living room & bedroom
- Block A Level 6-103 Living room & bedroom
- Level A Level 7 – 115 Living room & bedroom
- Block B Level 1 – 125 Living room & bedroom
- Block B Level 2 – 135 Living room & bedroom
- Block B Level 2 – 139 Living room & bedroom
- Block B Level 3 – 141 Living room & bedroom
- Block B Level 4 – 159 Living room & bedroom
- Block B Level 5 – 163 Living room & bedroom
- Block B Level 6 – 177 Living room & bedroom.

Attended measurements were carried out over 1 minute periods in all other apartments (with the exception of those listed in Table 2).

At each position the microphone was mounted on a tripod approximately 1.2 m above the ground level and at least 1 m from any other reflective surface. Details of the equipment used and the noise indices measured are provided in Appendix A.

The key notable noise sources occurring during both the unattended and attended measurements were:

- Construction noise from within the development (periods affected from construction noise based on review of the measurement time history have been excluded)
- Building services noise associated with MVHR units providing background ventilation to the apartments.
- Construction noise from adjacent site (periods affected from construction noise based on review of the measurement time history have been excluded).

4 Results

4.1 Unattended measurements

Graphs showing the results of the unattended measurements in each position are provided in Appendix B.

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Ambient noise levels measured during the unattended single day/night surveys in each apartment are provided in Table 3.

Table 3 Ambient noise levels measured during the unattended survey

Apartment / Date	Measured internal ambient noise level		Required internal ambient noise level		Pass /fail
	Day (07:00 – 23:00), $L_{Aeq,16hr}$	Night (23:00 – 07:00), $L_{Aeq,8hr}$	Day (07:00 – 23:00), $L_{Aeq,16hr}$	Night (23:00 – 07:00), $L_{Aeq,8hr}$	
008 – Bedroom, 10 February 2026	-	24	35	30	Pass
008 – Living room, 10 February 2026	30[1]	-	35	-	Pass
008 – Living room, 11 February 2026	32[1]	-	35	-	Pass
Average	31	24	35	30	Pass
020 – Bedroom, 10 February 2026		26	35	30	Pass
020 – Living room, 11 February 2026	32[1]	-	35	-	Pass
020 – Living room, 12 February 2026	34[1]	-	35	-	Pass
Average	33	26	35	30	Pass
128 – Bedroom 02, 17 February 2026	30[1]	28	35	30	Pass
128 – Bedroom 02, 18 February 2026	32	28	35	30	Pass
128 – Bedroom 02, 19 February 2026	34[1]	-	35	30	Pass
128 – Living room, 19 February 2026	32[1]	32	35	-	Pass
128 – Living room, 20 February 2026	32	32	35	-	Pass
128 – Living room, 21 February 2026	32	32	35	-	Pass

Apartment / Date	Measured internal ambient noise level		Required internal ambient noise level		Pass /fail
	Day (07:00 – 23:00), $L_{Aeq,16hr}$	Night (23:00 – 07:00), $L_{Aeq,8hr}$	Day (07:00 – 23:00), $L_{Aeq,16hr}$	Night (23:00 – 07:00), $L_{Aeq,8hr}$	
128 – Living room, 22 February 2026	32	32	35		Pass
128 – Living room, 23 February 2026	34	32	35		Pass
128 – Bedroom 02, 17 February 2026	30[1]	28	35	30	Pass
128 – Bedroom 02, 18 February 2026	32	28	35	30	Pass
128 – Bedroom 02, 19 February 2026	34[1]	-	35	30	Pass
Average	33	30	35	30	Pass

[1] Measurement not made over a full period due to monitoring start and end times

A summary of the L_{AFmax} counts for bedrooms per night is provided in Table 4. These are all in line with the criterion of L_{AFmax} 45 dB not exceeded more than 10-15 times per night.

Table 4 Summary of night maximum noise events per night

Apartment	Date	Number of times L_{AFmax} 45 dB exceeded per night
Apartment 8	10 February 2026	0
Apartment 22	10 February 2026	0
Apartment 128	17 February 2026	1 – see comments below
Apartment 128	18 February 2026	4 – see comments below

Measurements in Apartment 128 indicate consistent high maximum noise events (at L_{AFmax} 53 dB and L_{AFmax} 58 dB). This does not affect the L_{Aeq} results and is not observable in the L_{A1} results, suggesting very short-term events (eg, occasional smoke detector beeping due to power being off, which has been previously observed in other areas of the site). The data indicates a tone at 800 Hz, which is also consistent with smoke detector beeping This is considered extraneous noise and not representative of the finished apartment, therefore this has been excluded from the L_{AFmax} analysis.

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4.2 Attended measurement results

The results of the attended noise measurements are provided in Table 5 along with comparison to the relevant noise criteria, applicable under Planning Condition 21.

Table 5 Attended noise measurement results

Apartment	Room	Duration (minutes)	Criteria L_{Aeq} (dB)		Measured L_{Aeq} (dB)	Pass/fail
			Day (07:00-23:00)	Night (23:00-07:00)		
BLOCK A						
Level 1						
6	Bedroom 01	15	≤ 35	≤ 30	28	Pass
6	Bedroom 02	1	≤ 35	≤ 30	28	Pass
6	Bedroom 03	1	≤ 35	≤ 30	27	Pass
7	Living room	15	≤ 35		32	Pass
7	Bedroom 01	15	≤ 35	≤ 30	27	Pass
7	Bedroom 02	1	≤ 35	≤ 30	29	Pass
8	Bedroom 02	1	≤ 35	≤ 30	26	Pass
9	Living room	1	≤ 35		30	Pass
9	Bedroom 01	1	≤ 35	≤ 30	23	Pass
9	Bedroom 02	1	≤ 35	≤ 30	28	Pass
10	Living room	1	≤ 35		25	Pass
10	Bedroom	1	≤ 35	≤ 30	23	Pass
12	Living room	1	≤ 35		31	Pass
12	Bedroom 01	1	≤ 35	≤ 30	24	Pass

Apartment	Room	Duration (minutes)	Criteria L_{Aeq} (dB)		Measured L_{Aeq} (dB)	Pass/fail
			Day (07:00-23:00)	Night (23:00-07:00)		
12	Bedroom 02	1	≤ 35	≤ 30	27	Pass
13	Living room	1	≤ 35		31	Pass
13	Bedroom 01	1	≤ 35	≤ 30	27	Pass
13	Bedroom 02	1	≤ 35	≤ 30	28	Pass
15	Living room	1	≤ 35		29	Pass
15	Bedroom 01	1	≤ 35	≤ 30	27	Pass
16	Living room	1	≤ 35		29	Pass
16	Bedroom 01	1	≤ 35	≤ 30	24	Pass
16	Bedroom 02	1	≤ 35	≤ 30	27	Pass
17	Living room	1	≤ 35		34	Pass
17	Bedroom 01	1	≤ 35	≤ 30	27	Pass
17	Bedroom 02	1	≤ 35	≤ 30	27	Pass
18	Living room	1	≤ 35		32	Pass
18	Bedroom 01	1	≤ 35	≤ 30	25	Pass
19	Living room	1	≤ 35	-	30	Pass
19	Bedroom	1	≤ 35	≤ 30	31	Pass[1]
20	Bedroom 02	1	≤ 35	≤ 30	26	Pass
21	Bedroom 01	1	≤ 35	≤ 30	29	Pass
21	Living room	1	≤ 35	-	33	Pass

Level 2

Apartment	Room	Duration (minutes)	Criteria L_{Aeq} (dB)		Measured L_{Aeq} (dB)	Pass/fail
			Day (07:00-23:00)	Night (23:00-07:00)		
23	Living room	1	≤ 35		28	pass
23	Bedroom 01	1	≤ 35	≤ 30	28	pass
23	Bedroom 02	1	≤ 35	≤ 30	28	pass
24	Living Room	1	≤ 35	–	29	Pass
24	Bedroom 01	1	≤ 35	≤ 30	24	Pass
24	Bedroom 02	1	≤ 35	≤ 30	26	Pass
24	Living room	1	≤ 35		37	Pass[1]
24	Bedroom 01	1	≤ 35	≤ 30	31	Pass
24	Bedroom 02	1	≤ 35	≤ 30	29	Pass
25	Living room	1	≤ 35		34	Pass
25	Bedroom 01	1	≤ 35	≤ 30	30	Pass
25	Bedroom 02	1	≤ 35	≤ 30	29	Pass
26	Living room	1	≤ 35		33	Pass
26	Bedroom 01	1	≤ 35	≤ 30	29	Pass
26	Bedroom 02	1	≤ 35	≤ 30	28	Pass
27	Living room	1	≤ 35		31	Pass
27	Bedroom 02	1	≤ 35	≤ 30	29	Pass
27	Bedroom 01	1	≤ 35	≤ 30	29	Pass
28	Living room	1	≤ 35		35	Pass

Apartment	Room	Duration (minutes)	Criteria L_{Aeq} (dB)		Measured L_{Aeq} (dB)	Pass/fail
			Day (07:00-23:00)	Night (23:00-07:00)		
28	Bedroom 01	1	≤ 35	≤ 30	28	Pass
30	Living room	1	≤ 35		32	Pass
30	Bedroom 01	1	≤ 35	≤ 30	29	Pass
30	Bedroom 02	1	≤ 35	≤ 30	29	Pass
31	Living room	1	≤ 35		28	Pass
31	Bedroom 01	1	≤ 35	≤ 30	28	Pass
33	Bedroom 01	1	≤ 35	≤ 30	28	Pass
33	Bedroom 02	1	≤ 35	≤ 30	30	Pass
33	Living room	1	≤ 35		34	Pass
34	Living room	1	≤ 35		31	Pass
34	Bedroom 01	1	≤ 35	≤ 30	27	Pass
34	Bedroom 02	1	≤ 35	≤ 30	29	Pass
35	Living room	1	≤ 35	-	28	Pass
35	Bedroom	1	≤ 35	≤ 30	29	Pass
36	Living room	1	≤ 35		28	Pass
36	Bedroom 01	1	≤ 35	≤ 30	28	Pass
37	Living room	1	≤ 35	-	32	Pass
37	Bedroom	1	≤ 35	≤ 30	30	Pass
38	Living room	1	≤ 35		32	Pass
38	Bedroom 01	1	≤ 35	≤ 30	29	Pass

Apartment	Room	Duration (minutes)	Criteria L_{Aeq} (dB)		Measured L_{Aeq} (dB)	Pass/fail
			Day (07:00-23:00)	Night (23:00-07:00)		
38	Bedroom 02	1	≤ 35	≤ 30	26	Pass
39	Bedroom 2	1	≤ 35	≤ 30	32	Pass[1]
39	Living room	15	≤ 35	–	33	Pass
39	Bedroom 01	15	≤ 35	≤ 30	31	Pass[1]
Level 3						
40	Living room	1	≤ 35		37	Pass
40	Bedroom 01	1	≤ 35	≤ 30	29	Pass
40	Bedroom 02	1	≤ 35	≤ 30	28	Pass
40	Bedroom 03	1	≤ 35	≤ 30	26	Pass
41	Living room	1	≤ 35		32	Pass
41	Bedroom 01	1	≤ 35	≤ 30	27	Pass
41	Bedroom 02	1	≤ 35	≤ 30	27	Pass
42	Living Room	1	≤ 35	–	33	Pass
42	Bedroom 01	1	≤ 35	≤ 30	25	Pass
42	Bedroom 02	1	≤ 35	≤ 30	24	Pass
43	Living room	1	≤ 35		28	pass
43	Bedroom 01	1	≤ 35	≤ 30	24	Pass
43	Bedroom 02	1	≤ 35	≤ 30	25	Pass
44	Living room	1	≤ 35		34	Pass

Apartment	Room	Duration (minutes)	Criteria L_{Aeq} (dB)		Measured L_{Aeq} (dB)	Pass/fail
			Day (07:00-23:00)	Night (23:00-07:00)		
44	Bedroom 01	1	≤ 35	≤ 30	24	Pass
45	Living Room	1	≤ 35	–	30	Pass
45	Bedroom 01	1	≤ 35	≤ 30	31	Pass[1]
45	Bedroom 02	1	≤ 35	≤ 30	27	Pass
45	Living room	1	≤ 35		30	Pass
45	Bedroom 01	1	≤ 35	≤ 30	27	Pass
45	Bedroom 02	1	≤ 35	≤ 30	30	Pass
46	Living room	1	≤ 35		32	Pass
46	Bedroom 01	1	≤ 35	≤ 30	26	Pass
46	Bedroom 02	1	≤ 35	≤ 30	29	Pass
47	Living Room	15	≤ 35	–	31	Pass
47	Bedroom 01	1	≤ 35	≤ 30	24	Pass
47	Bedroom 02	15	≤ 35	≤ 30	24	Pass
49	Living Room	1	≤ 35	–	32	Pass
49	Bedroom 01	1	≤ 35	≤ 30	23	Pass
51	Living room	1	≤ 35		31	Pass
51	Bedroom 01	1	≤ 35	≤ 30	26	Pass

Apartment	Room	Duration (minutes)	Criteria L_{Aeq} (dB)		Measured L_{Aeq} (dB)	Pass/fail
			Day (07:00-23:00)	Night (23:00-07:00)		
51	Bedroom 02	1	≤ 35	≤ 30	25	Pass
52	Living room	1	≤ 35		30	Pass
52	Bedroom	1	≤ 35	≤ 30	23	Pass
53	Living room	1	≤ 35		29	Pass
53	Bedroom	1	≤ 35	≤ 30	26	Pass
54	Living room	1	≤ 35		31	Pass
54	Bedroom 01	1	≤ 35	≤ 30	26	Pass
54	Bedroom 02	1	≤ 35	≤ 30	28	Pass
55	Living room	15	≤ 35		28	Pass
55	Bedroom	15	≤ 35	≤ 30	28	Pass
56	Living room	1	≤ 35		34	Pass
56	Bedroom 01	1	≤ 35	≤ 30	27	Pass
56	Bedroom 02	1	≤ 35	≤ 30	31	Pass
Level 4						
57	Living room	1	≤ 35		34	Pass
57	Bedroom 01	1	≤ 35	≤ 30	29	Pass
57	Bedroom 02	1	≤ 35	≤ 30	29	Pass
58	Living room	15	≤ 35		35	Pass
58	Bedroom 01	15	≤ 35	≤ 30	29	Pass
58	Bedroom 02	15	≤ 35	≤ 30	30	Pass
58	Bedroom 03	1	≤ 35	≤ 30	32	Pass

Apartment	Room	Duration (minutes)	Criteria L_{Aeq} (dB)		Measured L_{Aeq} (dB)	Pass/fail
			Day (07:00-23:00)	Night (23:00-07:00)		
59	Living room	1	≤ 35		32	Pass
59	Bedroom 01	1	≤ 35	≤ 30	24	Pass
59	Bedroom 02	1	≤ 35	≤ 30	28	Pass
60	Bedroom 02	1	≤ 35	≤ 30	24	Pass
60	Bedroom 01	1	≤ 35	≤ 30	26	Pass
60	Living Room	1	≤ 35	-	31	Pass
62	Living Room	1	≤ 35	-	35	Pass
62	Living room	1	≤ 35		32	Pass
62	Bedroom	1	≤ 35	≤ 30	29	Pass
63	Living room	1	≤ 35		34	Pass
63	Bedroom 01	1	≤ 35	≤ 30	30	Pass
63	Bedroom 02	1	≤ 35	≤ 30	27	Pass
64	Living room	1	≤ 35		31	Pass
64	Bedroom 01	1	≤ 35	≤ 30	27	Pass
64	Bedroom 02	1	≤ 35	≤ 30	30	Pass
65	Living room	1	≤ 35		30	Pass
65	Bedroom	1	≤ 35	≤ 30	28	Pass
69	Living room	1	≤ 35		33	Pass
69	Bedroom	1	≤ 35	≤ 30	29	Pass
70	Living room	1	≤ 35		31	Pass
70	Bedroom	1	≤ 35	≤ 30	26	Pass

Apartment	Room	Duration (minutes)	Criteria L_{Aeq} (dB)		Measured L_{Aeq} (dB)	Pass/fail
			Day (07:00-23:00)	Night (23:00-07:00)		
71	Living room	1	≤ 35		26	Pass
71	Bedroom 01	1	≤ 35	≤ 30	28	Pass
72	Living room	1	≤ 35		31	Pass
72	Bedroom 01	1	≤ 35	≤ 30	28	Pass
72	Bedroom 02	1	≤ 35	≤ 30	27	Pass
73	Living room	1	≤ 35		30	Pass
73	Bedroom 01	1	≤ 35	≤ 35	28	Pass
Level 5						
75	Living room	1	≤ 35		30	Pass
75	Bedroom	1	≤ 35	≤ 30	27	Pass
75	Bedroom	1	≤ 35	≤ 30	27	Pass
76	Living room	1	≤ 35		33	Pass
76	Bedroom	1	≤ 35	≤ 30	27	Pass
76	Bedroom	1	≤ 35	≤ 30	27	Pass
77	Living room	1	≤ 35		31	Pass
77	Bedroom	1	≤ 35	≤ 30	30	Pass
77	Bedroom	1	≤ 35	≤ 30	26	Pass
78	Living room	1	≤ 35		26	Pass
78	Bedroom	1	≤ 35	≤ 30	24	Pass
79	Living room	1	≤ 35		30	Pass
79	Bedroom	1	≤ 35	≤ 30	28	Pass
79	Bedroom	1	≤ 35	≤ 30	28	Pass
80	Living room	1	≤ 35		35	Pass
80	Bedroom	1	≤ 35	≤ 30	31	Pass[1]
80	Bedroom	1	≤ 35	≤ 30	31	Pass[1]

Apartment	Room	Duration (minutes)	Criteria L_{Aeq} (dB)		Measured L_{Aeq} (dB)	Pass/fail
			Day (07:00-23:00)	Night (23:00-07:00)		
81	Living room	1	≤ 35		31	Pass
81	Bedroom	1	≤ 35	≤ 30	28	Pass
81	Bedroom	1	≤ 35	≤ 30	29	Pass
83	Living room	1	≤ 35		29	Pass
83	Bedroom	1	≤ 35	≤ 30	25	Pass
84	Living room	1	≤ 35		33	Pass
84	Bedroom	1	≤ 35	≤ 30	30	Pass
84	Bedroom	1	≤ 35	≤ 30	26	Pass
85	Living room	15	≤ 35		34	Pass
85	Bedroom	15	≤ 35	≤ 30	29	Pass
85	Bedroom	1	≤ 35	≤ 30	29	Pass
86	Living room	1	≤ 35		29	Pass
86	Bedroom	1	≤ 35	≤ 30	26	Pass
87	Living room	1	≤ 35		26	Pass
87	Bedroom	1	≤ 35	≤ 30	25	Pass
88	Living room	1	≤ 35		30	Pass
88	Bedroom	1	≤ 35	≤ 30	27	Pass
88	Bedroom	1	≤ 35	≤ 30	25	Pass
89	Living room	1	≤ 35		30	Pass
89	Bedroom	1	≤ 35	≤ 30	28	Pass
90	Living room	1	≤ 35		30	Pass
90	Bedroom	1	≤ 35	≤ 30	30	Pass
90	Bedroom	1	≤ 35		27	Pass
Level 6						
91	Living room	1	≤ 35		34	Pass
91	Bedroom	1	≤ 35	≤ 30	30	Pass[1]
91	Bedroom	1	≤ 35	≤ 30	30	Pass[1]

Apartment	Room	Duration (minutes)	Criteria L_{Aeq} (dB)		Measured L_{Aeq} (dB)	Pass/fail
			Day (07:00-23:00)	Night (23:00-07:00)		
94	Bedroom	1	≤ 35	≤ 30	28	Pass
94	Bedroom	1	≤ 35	≤ 30	30	Pass
94	Living room	1	≤ 35		33	Pass
97	Bedroom	1	≤ 35	≤ 30	31	Pass[1]
97	Living room	1	≤ 35		36	Pass[1]
97	Bedroom	1	≤ 35	≤ 30	31	Pass[1]
99	Living room	1	≤ 35		36	Pass[1]
99	Bedroom	1	≤ 35	≤ 30	31	Pass[1]
101	Living room	1	≤ 35		33	Pass
101	Bedroom	1	≤ 35	≤ 30	31	Pass[1]
101	Bedroom	1	≤ 35	≤ 30	31	Pass[1]
102	Bedroom	1	≤ 35	≤ 30	28	Pass
102	Living room	1	≤ 35		34	Pass
102	Bedroom	1	≤ 35	≤ 30	34	Pass
103	Living room	15	≤ 35		34	Pass
103	Bedroom	15	≤ 35	≤ 30	33	Pass
104	Bedroom	1	≤ 35	≤ 30	32	Pass[1]
104	Living room	1	≤ 35		37	Pass[1]
105	Living room	1	≤ 35		35	Pass
105	Bedroom	1	≤ 35	≤ 30	31	Pass[1]
106	Living room	1	≤ 35		35	Pass
106	Bedroom	1	≤ 35	≤ 30	31	Pass[1]
106	Bedroom	1	≤ 35	≤ 30	29	Pass
BLOCK B						
Level 1						
118	Living room	1	≤ 35		34	Pass
118	Bedroom 01	1	≤ 35	≤ 30	26	Pass

Apartment	Room	Duration (minutes)	Criteria L_{Aeq} (dB)		Measured L_{Aeq} (dB)	Pass/fail
			Day (07:00-23:00)	Night (23:00-07:00)		
118	Bedroom 02	1	≤ 35	≤ 30	26	Pass
119	Living room	1	≤ 35		35	Pass
119	Bedroom	1	≤ 35	≤ 30	31	Pass[1]
120	Living room	1	≤ 35		28	Pass
120	Bedroom 01	1	≤ 35	≤ 30	28	Pass
120	Bedroom 02	1	≤ 35	≤ 30	25	Pass
122	Living room	1	≤ 35		29	Pass
122	Bedroom 01	1	≤ 35	≤ 30	27	Pass
122	Bedroom 02	1	≤ 35	≤ 30	25	Pass
123	Living room	1	≤ 35		28	Pass
123	Bedroom 01	1	≤ 35	≤ 30	28	Pass
123	Bedroom 02	1	≤ 35	≤ 30	27	Pass
125	Living room	15	≤ 35		31	Pass
125	Bedroom 01	15	≤ 35	≤ 30	32	Pass
125	Bedroom 02	1	≤ 35	≤ 30	25	Pass
126	Living room	1	≤ 35		35	Pass
126	Bedroom	1	≤ 35	≤ 30	31	Pass[1]
Level 2						
130	Living room	1	≤ 35		31	Pass
130	Bedroom 01	1	≤ 35	≤ 30	26	Pass

Apartment	Room	Duration (minutes)	Criteria L_{Aeq} (dB)		Measured L_{Aeq} (dB)	Pass/fail
			Day (07:00-23:00)	Night (23:00-07:00)		
130	Bedroom 02	1	≤ 35	≤ 30	26	Pass
131	Living room	1	≤ 35		29	Pass
131	Bedroom	1	≤ 35	≤ 30	27	Pass
132	Living room	1	≤ 35		29	Pass
132	Bedroom 01	1	≤ 35	≤ 30	26	Pass
132	Bedroom 02	1	≤ 35	≤ 30	25	Pass
134	Living room	1	≤ 35		34	Pass
134	Bedroom 01	1	≤ 35	≤ 30	30	Pass
134	Bedroom 02	1	≤ 35	≤ 30	27	Pass
135	Living room	15	≤ 35		31	Pass
135	Bedroom 01	15	≤ 35	≤ 30	26	Pass
136	Living room	1	≤ 35		28	Pass
136	Bedroom	1	≤ 35	≤ 30	28	Pass
137	Living room	1	≤ 35		32	Pass
137	Bedroom 01	1	≤ 35	≤ 30	27	Pass
137	Bedroom 02	1	≤ 35	≤ 30	25	Pass
138	Living room	1	≤ 35		30	Pass
138	Bedroom 01	1	≤ 35	≤ 30	24	Pass
138	Bedroom 02	1	≤ 35	≤ 30	26	Pass
139	Living room	15	≤ 35		35	Pass

Apartment	Room	Duration (minutes)	Criteria L_{Aeq} (dB)		Measured L_{Aeq} (dB)	Pass/fail
			Day (07:00-23:00)	Night (23:00-07:00)		
139	Bedroom 01	15	≤ 35	≤ 30	26	Pass
139	Bedroom 02	1	≤ 35	≤ 30	25	Pass
Level 3						
140	Living room		≤ 35		33	Pass
140	Bedroom 01	1	≤ 35	≤ 30	28	Pass
140	Bedroom 02	1	≤ 35	≤ 30	30	Pass
141	Living room	15	≤ 35		32	Pass
141	Bedroom	15	≤ 35	≤ 30	28	Pass
144	Living room	1	≤ 35		32	Pass
144	Bedroom 01	1	≤ 35	≤ 30	28	Pass
144	Bedroom 02	1	≤ 35	≤ 30	27	Pass
145	Living room	1	≤ 35		33	Pass
145	Bedroom 01	1	≤ 35	≤ 30	32	Pass[1]
145	Bedroom 02	1	≤ 35	≤ 30	29	Pass
146	Living room	1	≤ 35		34	Pass
146	Bedroom 01	1	≤ 35	≤ 30	29	Pass
146	Bedroom 02	1	≤ 35	≤ 30	29	Pass
147	Living room	1	≤ 35		34	Pass
147	Bedroom 01	1	≤ 35	≤ 30	32	Pass[1]

Apartment	Room	Duration (minutes)	Criteria L_{Aeq} (dB)		Measured L_{Aeq} (dB)	Pass/fail
			Day (07:00-23:00)	Night (23:00-07:00)		
147	Bedroom 02	1	≤ 35	≤ 30	30	Pass
149	Living room	1	≤ 35		36	Pass[1]
149	Bedroom 01	1	≤ 35	≤ 30	32	Pass[1]
149	Bedroom 02	1	≤ 35	≤ 30	30	Pass
150	Living room	1	≤ 35		34	Pass
150	Bedroom 01	1	≤ 35	≤ 30	30	Pass
150	Bedroom 02	1	≤ 35	≤ 30	29	Pass
Level 4						
151	Living room	15	≤ 35	–	37	Pass
151	Bedroom 01	1	≤ 35	≤ 30	30	Pass
151	Bedroom 02	1	≤ 35	≤ 30	28	Pass
152	Living room	1	≤ 35	–	35	Pass
152	Bedroom 01	1	≤ 35	≤ 30	26	Pass
152	Bedroom 02	1	≤ 35	≤ 30	25	Pass
153	Living room	15	≤ 35	–	37	Pass
153	Bedroom	15	≤ 35	≤ 30	31	Pass
154	Living room	1	≤ 35	–	33	Pass
154	Bedroom 01	1	≤ 35	≤ 30	27	Pass
154	Bedroom 02	1	≤ 35	≤ 30	24	Pass
155	Living room	15	≤ 35	–	36	Pass

Apartment	Room	Duration (minutes)	Criteria L_{Aeq} (dB)		Measured L_{Aeq} (dB)	Pass/fail
			Day (07:00-23:00)	Night (23:00-07:00)		
155	Bedroom	15	≤ 35	≤ 30	31	Pass
156	Living room	1	≤ 35	–	32	Pass
156	Bedroom 01	1	≤ 35	≤ 30	27	Pass
156	Bedroom 02	1	≤ 35	≤ 30	24	Pass
158	Living room	1	≤ 35	–	34	Pass
158	Bedroom	1	≤ 35	≤ 30	29	Pass
159	Living room	1	≤ 35	–	33	Pass[1]
159	Bedroom 01	1	≤ 35	≤ 30	32	Pass[1]
159	Bedroom 02	1	≤ 35	≤ 30	28	Pass
160	Living room	1	≤ 35	–	31	Pass
160	Bedroom 01	1	≤ 35	≤ 30	24	Pass
160	Bedroom 02	1	≤ 35	≤ 30	26	Pass
Level 5						
162	Living room	1	≤ 35	–	35	Pass
162	Bedroom 01	1	≤ 35	≤ 30	30	Pass
162	Bedroom 02	1	≤ 35	≤ 30	27	Pass
163	Bedroom 02	1	≤ 35	≤ 30	28	Pass
163	Living room	15	≤ 35	–	37	Pass[1]
163	Bedroom 01	15	≤ 35	≤ 30	31	Pass[1]
166	Living room	1	≤ 35	–	33	Pass

Apartment	Room	Duration (minutes)	Criteria L_{Aeq} (dB)		Measured L_{Aeq} (dB)	Pass/fail
			Day (07:00-23:00)	Night (23:00-07:00)		
166	Bedroom 01	1	≤ 35	≤ 30	28	Pass
166	Bedroom 02	1	≤ 35	≤ 30	27	Pass
167	Living room	1	≤ 35	–	34	Pass
167	Bedroom 01	15	≤ 35	≤ 30	31	Pass
167	Bedroom 02	1	≤ 35	≤ 30	30	Pass
168	Living room	15	≤ 35	–	36	Pass
168	Bedroom 01	1	≤ 35	≤ 30	29	Pass
168	Bedroom 02	1	≤ 35	≤ 30	27	Pass
171	Living room	15	≤ 35	–	36	Pass
171	Bedroom 01	15	≤ 35	≤ 30	32	Pass
171	Bedroom 02	1	≤ 35	≤ 30	29	Pass
172	Living room	15	≤ 35	–	36	Pass
172	Bedroom 01	1	≤ 35	≤ 30	30	Pass
172	Bedroom 02	1	≤ 35	≤ 30	27	Pass
Level 6						
173	Living room	1	≤ 35	–	35	Pass
173	Bedroom 01	1	≤ 35	≤ 30	29	Pass
173	Bedroom 02	1	≤ 35	≤ 30	28	Pass
174	Living room	1	≤ 35	–	35	Pass

Apartment	Room	Duration (minutes)	Criteria L_{Aeq} (dB)		Measured L_{Aeq} (dB)	Pass/fail
			Day (07:00-23:00)	Night (23:00-07:00)		
174	Bedroom 01	1	≤ 35	≤ 30	27	Pass
174	Bedroom 02	1	≤ 35	≤ 30	26	Pass
176	Living room	15	≤ 35	–	36	Pass[1]
176	Bedroom 01	1	≤ 35	≤ 30	29	Pass
176	Bedroom 02	15	≤ 35	≤ 30	31	Pass[1]
177	Living room	1	≤ 35	–	37	Pass[1]
177	Bedroom	1	≤ 35	≤ 30	33	Pass[1]
178	Living room	1	≤ 35	–	35	Pass
178	Bedroom 01	1	≤ 35	≤ 30	29	Pass
178	Bedroom 02	1	≤ 35	≤ 30	27	Pass
180	Living room	15	≤ 35	–	37	Pass[1]
180	Bedroom	15	≤ 35	≤ 30	32	Pass
182	Living room	1	≤ 35	–	33	Pass
182	Bedroom 01	1	≤ 35	≤ 30	28	Pass
182	Bedroom 02	1	≤ 35	≤ 30	26	Pass
183	Living room	1	≤ 35	–	34	Pass
183	Bedroom 01	1	≤ 35	≤ 30	29	Pass
183	Bedroom 02	1	≤ 35	≤ 30	28	Pass

[1] 1-2 dB exceedance but considered to be within measurement tolerance

4.3 Observations

For all measurements, there was no notable environmental noise ingress via the facade and building services noise was dominant.

5 Conclusion

Internal noise measurements have been carried out at the site within apartment living room and bedrooms. Dominant sources noted during the measurements were:

- Construction noise from within the development (periods affected from construction noise based on review of the measurement time history have been excluded)
- Building services noise
- Construction noise from adjacent site (periods affected from construction noise based on review of the measurement time history have been excluded).

Results indicate that the apartments tested are compliant with Planning Condition 21, with suitable internal noise levels measured. Measurements have been carried out to the majority of apartments. Additional noise measurements are proposed to be carried out to the remainder of apartments, once these are completed.

Where MVHR has not been fully commissioned or not yet tested, these will be undertaken at a future date.

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Appendix A

Survey details

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Equipment

The unattended and attended noise measurements were taken using three Rion NL-52 sound level meters, a Brüel & Kjær 2250 sound level meter and an NTi XL3 sound level meter.

Calibration details for the equipment used during the survey are provided in Table A1.

Table A1 Equipment calibration data

Equipment description	Type/serial number	Manufacturer	Calibration expiry	Calibration certification number
Sound level meter	2250/3011964	Brüel & Kjær	14 April 27	UCRT25/1609 UCRT25/1610
Microphone	4189/3100176	Brüel & Kjær	14 April 27	UCRT25/1609 UCRT25/1610
Pre-amp	ZC0032/26376	Brüel & Kjær	14 April 27	UCRT25/1609 UCRT25/1610
Calibrator	4231/3019123	Brüel & Kjær	14 April 27	UCRT25/1603
Sound level meter	XL3/ A3A-01221-F0	NTi	2 Dec 26	UCRT24/2613ATR UCRT24/2615
Microphone	MC230A/A28047	NTi	2 Dec 26	UCRT24/2613ATR
Pre-amp	MA220-230/14610	NTi	2 Dec 26	UCRT24/2613ATR
Calibrator	SV30A/10567	Svantek	20 Sep 26	UCRT24/2251
Sound level meter	NL-52/00932326	Rion	24 Apr 26	TCRT23/1806
Microphone	UC-59/09251	Rion	24 Apr 26	TCRT23/1806
Pre-amp	NH-25/32354	Rion	24 Apr 26	TCRT23/1806
Calibrator	NC-74/34536129	Rion	24 Apr 26	TCRT23/1576
Sound level meter	NL-52/01143564	Rion	12 Dec 26	TCRT24/1898
Microphone	UC-59/10153	Rion	12 Dec 26	TCRT24/1898
Pre-amp	NH-25/43581	Rion	12 Dec 26	TCRT24/1898
Calibrator	NC-74/34257023	Rion	12 Dec 26	TCRT24/1895

Equipment description	Type/serial number	Manufacturer	Calibration expiry	Calibration certification number
Sound level meter	NL-52/01010788	Rion	24 Sep 27	TRAC25/09422
Microphone	UC-59/20416	Rion	24 Sep 27	TRAC25/09422
Pre-amp	NH-25/11436	Rion	24 Sep 27	TRAC25/09422
Calibrator	SV30A/10559	Svantek	24 Sep 27	TRAC25/09422

Calibration of the meters used for the measurements is traceable to national standards. Calibration certificates for the sound level meter(s) used in this survey are available upon request.

Calibration checks were carried out on the meters and their measurement chains at the beginning and end of the survey. No significant calibration deviation occurred.

Noise indices

Noise indices recorded included the following:

- $L_{Aeq,T}$ The A-weighted equivalent continuous sound pressure level over a period of time, T.

Sound pressure level measurements are normally taken with an A-weighting (denoted by a subscript 'A', eg, L_{A90}) to approximate the frequency response of the human ear.

A more detailed explanation of these quantities can be found in BS 7445: Part 1: 2003 *Description and measurement of environmental noise, Part 1. Guide to quantities and procedures*.

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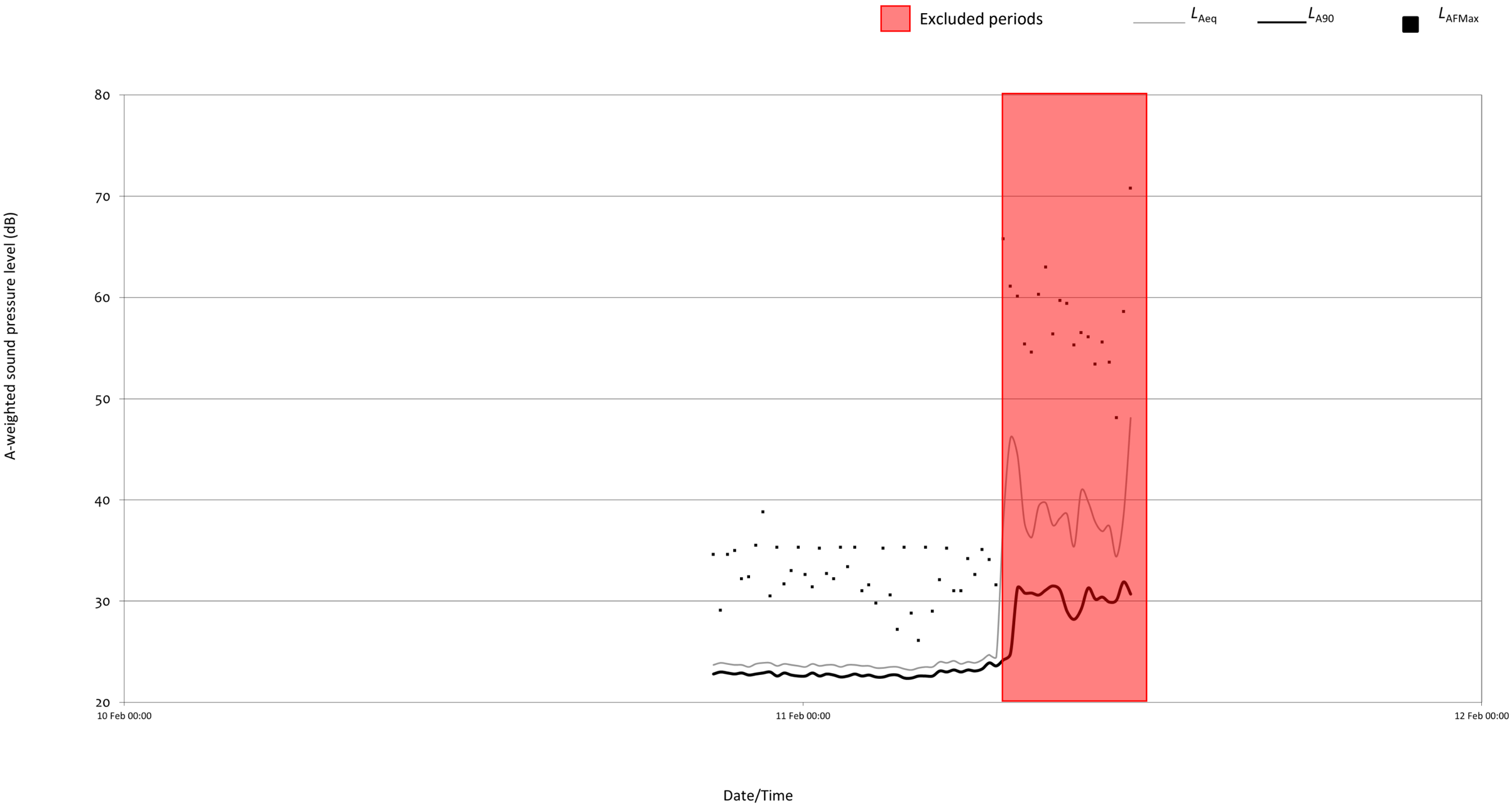
Appendix B

Results of unattended measurements

Jersey Street

Results of noise logging survey at Block A 008 – Bedroom

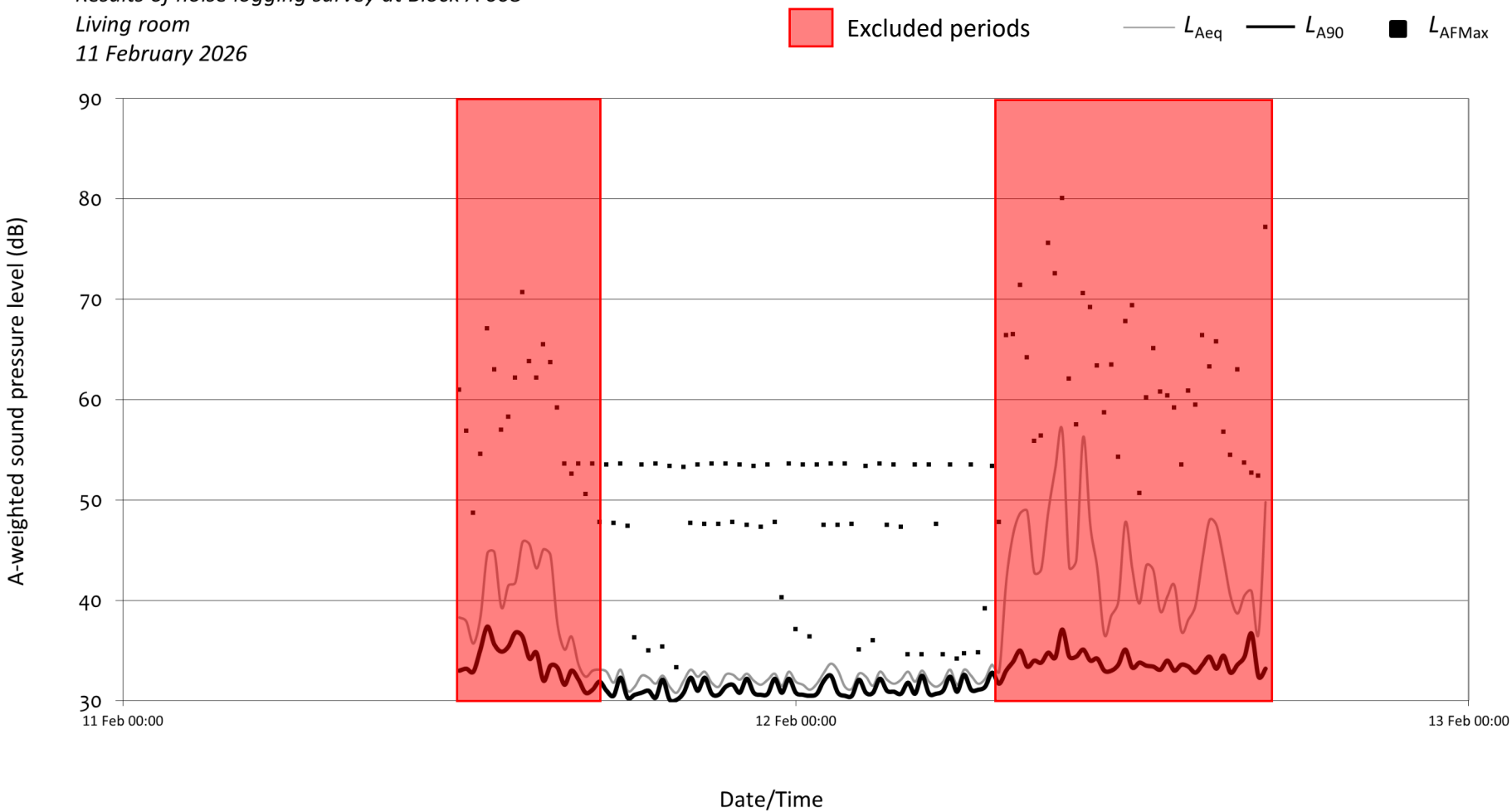
10 February 2026 to 11 February 2026



Jersy Street

Results of noise logging survey at Block A 008 – Living room

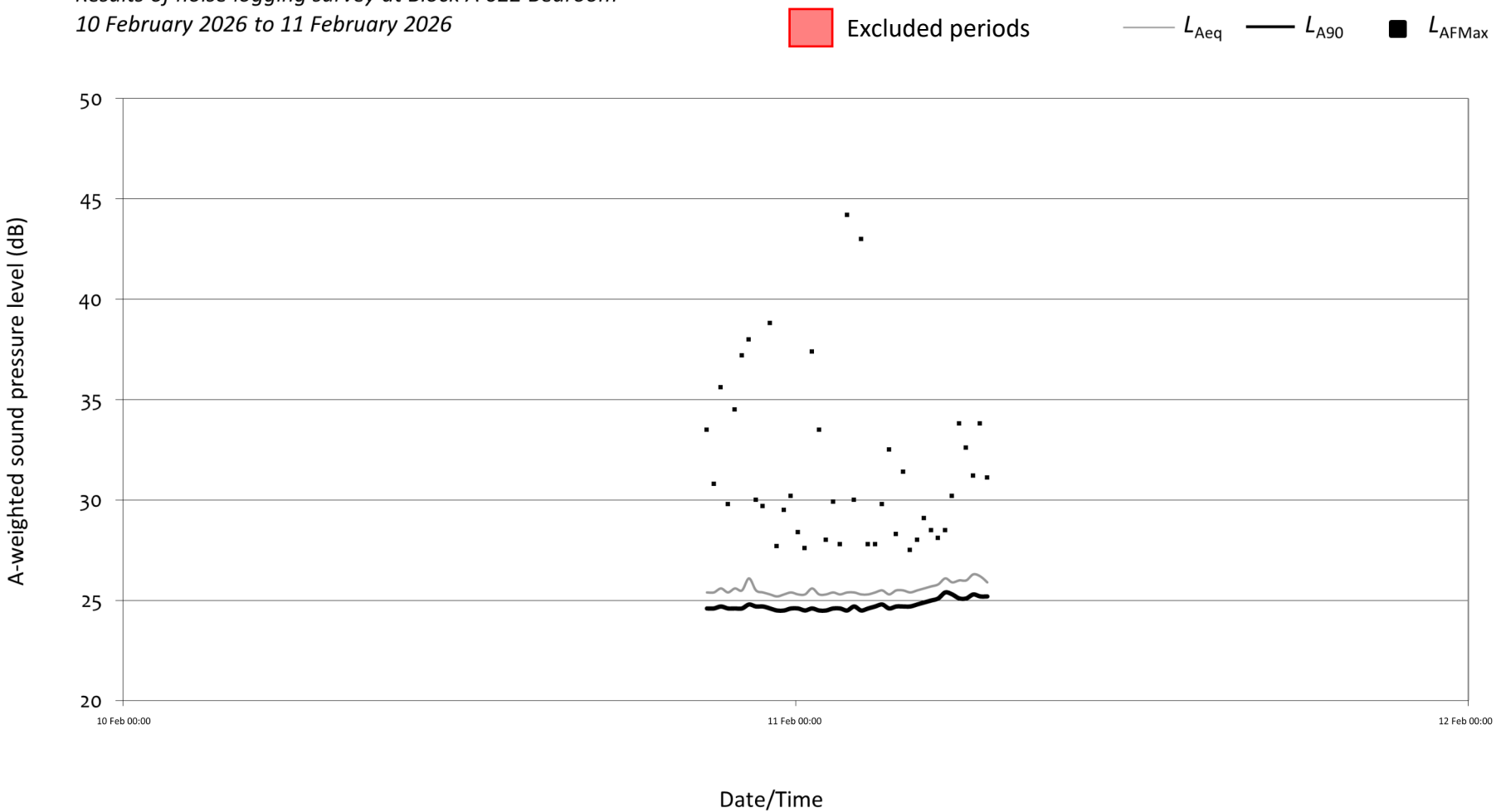
11 February 2026



Jersey Street

Results of noise logging survey at Block A 022 Bedroom

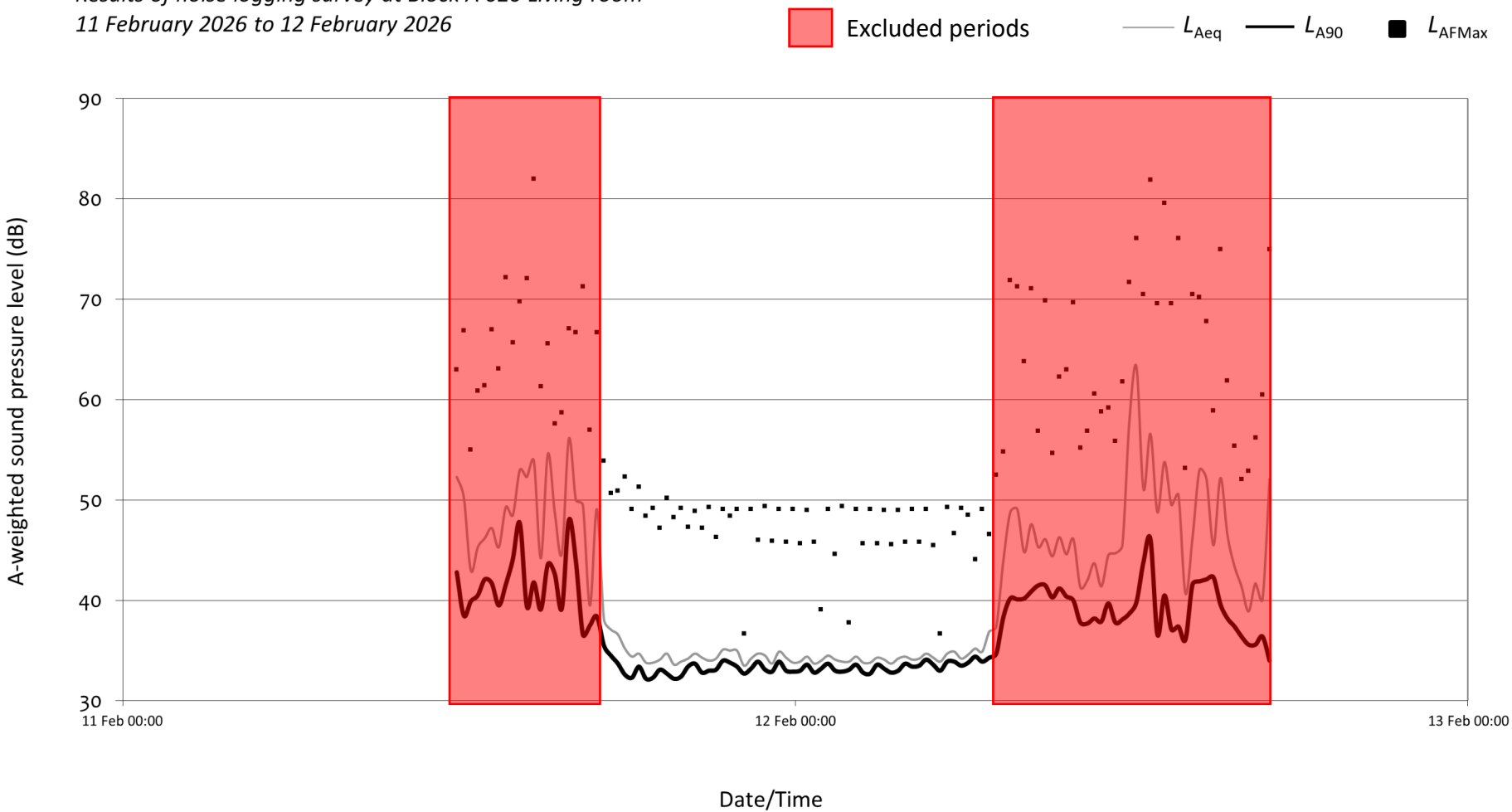
10 February 2026 to 11 February 2026



Jersey Street

Results of noise logging survey at Block A 020 Living room

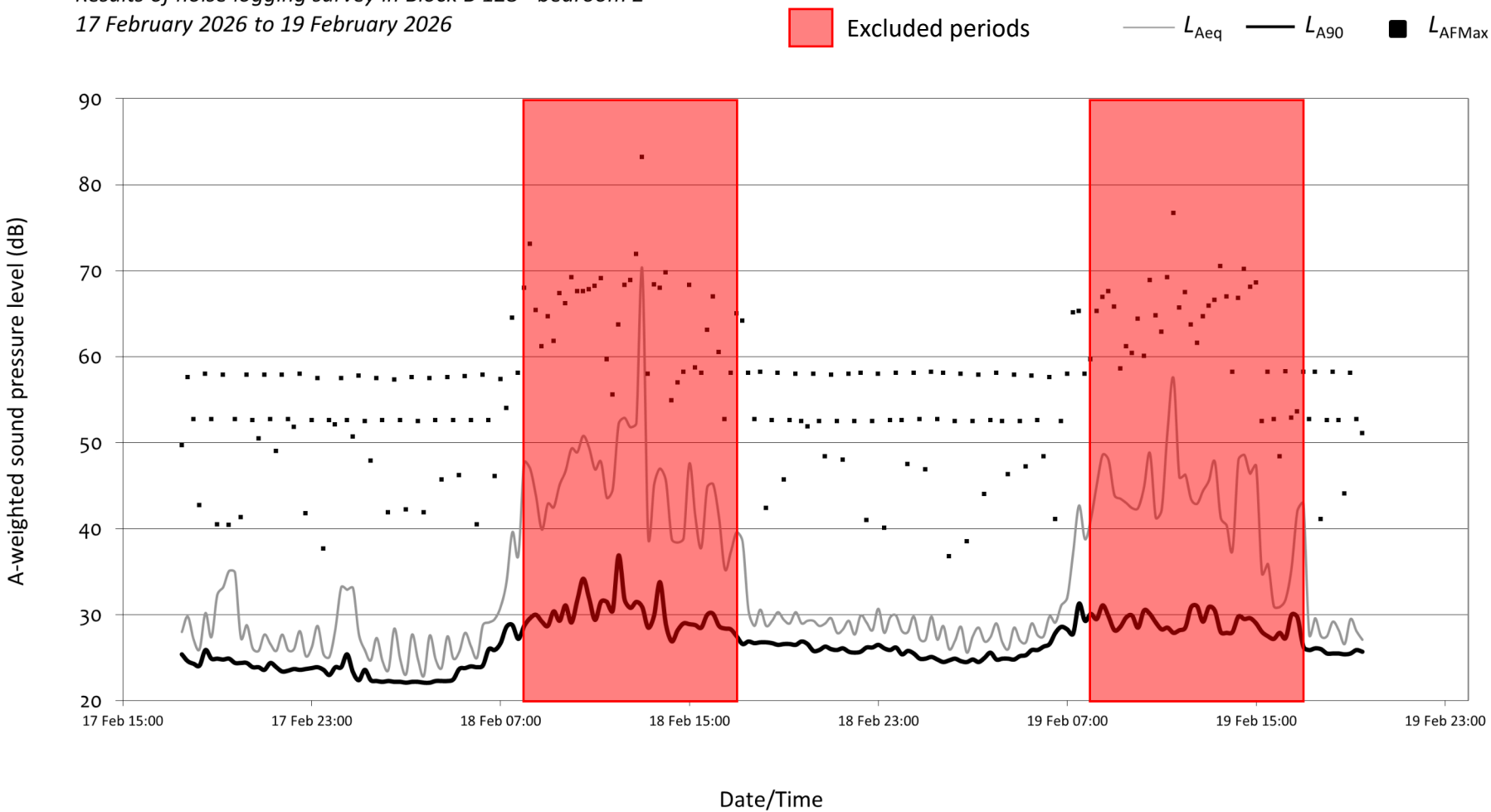
11 February 2026 to 12 February 2026



Jersey Street

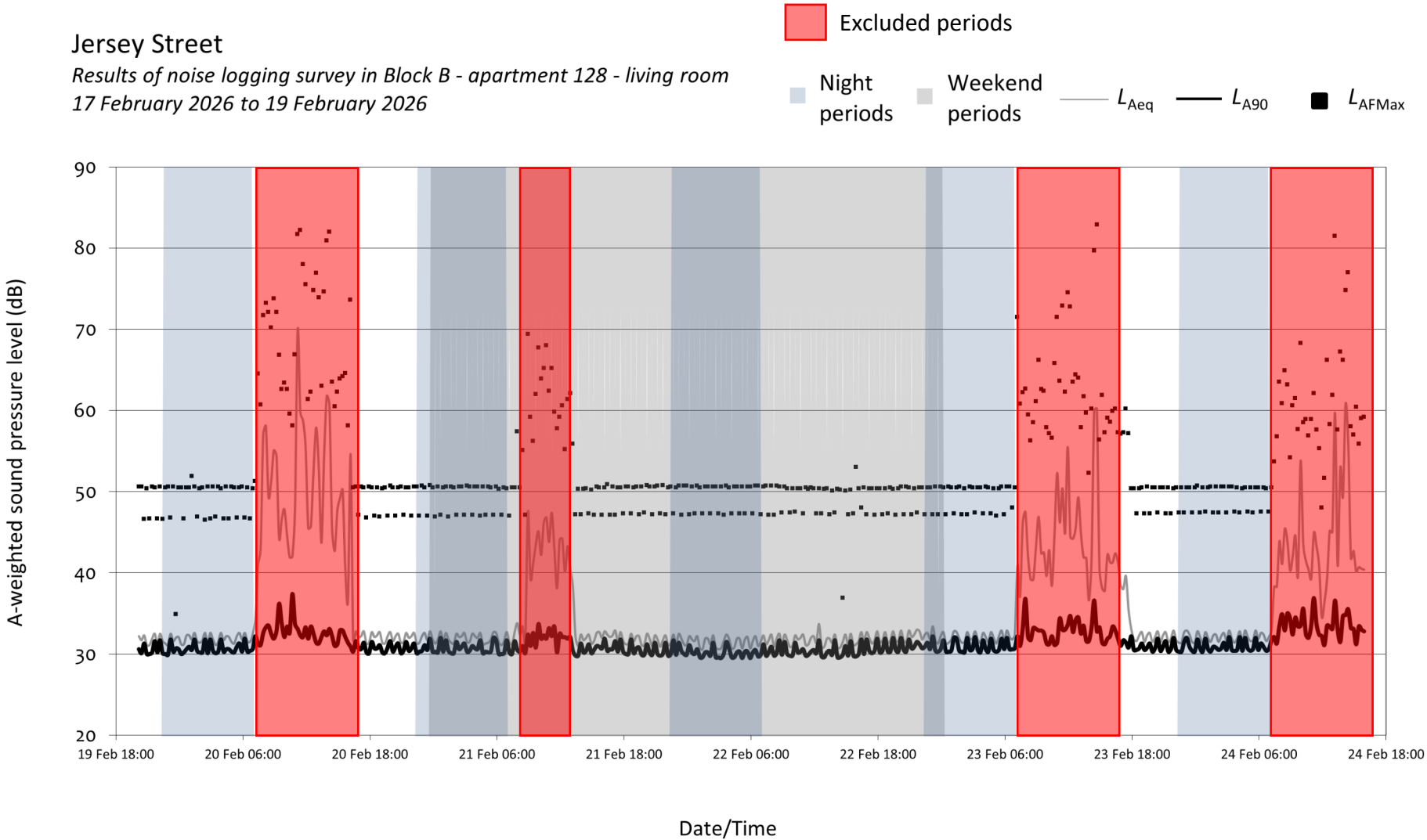
Results of noise logging survey in Block B 128 - bedroom 2

17 February 2026 to 19 February 2026



Jersey Street

Results of noise logging survey in Block B - apartment 128 - living room
17 February 2026 to 19 February 2026



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Appendix C

Mark-up of measurement locations

Title	Acoustic testing mark-up
Project	Jersey Street, Manchester
Project no.	23295
Version	B
Marked-up by	SC
Reviewed by	TD
Date	20 March 2026

Mark-up key laboratory ratings

- (1) 1 minute sample measurement
- (15) 15 minute sample measurement
- (8) 8 hour logger measurement
- (16) 16 hour logger measurement

Could not be tested (see Section 3)

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KEY PRP DRAWING REFERENCES

Drawing Series	Drawing Series No's
100000	Specification
031000	GA Site Plan
042300	GA Block Plans
043300	Setting Out Block Plans
044300	GA Sections
045300	GA Elevations
047300	GA Material Elevations
048300	GA Detailed Elevations
050300	Block Fire Compartmentation
051300	GA Wall Type Plans
053300	GA Floor Type Plans
060300	Fabric Types
061000	Substructure
062300	Envelope Details
064000	Roof Details
065300	Internal Details
070300	External Doors
071300	External Windows & Curtain Wall
072300	Metalwork
080300	Apartment Plans
081300	Stairs
082300	Internal Doors
083300	Bathroom Types
090300	Finishes and Ceilings

Windpost locations based off RBG design. For detailed setting out refer to RBG drawir EYJW-RBG-BA-00-SK-S-008003

KEY PRP DRAWING REFERENCES

Drawing Series	Drawing Series No's
100000	Specification
031000	GA Site Plan
042300	GA Block Plans
043300	Setting Out Block Plans
044300	GA Sections
045300	GA Elevations
047300	GA Material Elevations
048300	GA Detailed Elevations
050300	Block Fire Compartmentation
051300	GA Wall Type Plans
053300	GA Floor Type Plans
060300	Fabric Types
061000	Substructure
062300	Envelope Details
064000	Roof Details
065300	Internal Details
070300	External Doors
071300	External Windows & Curtain Wall
072300	Metalwork
080300	Apartment Plans
081300	Stairs
082300	Internal Doors
083300	Bathroom Types
090300	Finishes and Ceilings

Windpost locations based off RBG design. For detailed setting out refer to RBG drawing

Ground level

Could not be tested (see Section 3)

Could not be tested (see Section 3)

Could not be tested (see Section 3)

Sheet Ref - 004101

Title	Acoustic testing mark-up
Project	Jersey Street, Manchester
Project no.	23295
Version	B
Marked-up by	SC
Reviewed by	TD
Date	20 March 2026

Mark-up key laboratory ratings

1	1 minute sample measurement
15	15 minute sample measurement
8	8 hour logger measurement
16	16 hour logger measurement

SANDY BROWN
Consultants in Acoustics, Noise & Vibration

KEY PRP DRAWING REFERENCES

Drawing Series	Drawing Series No's
100000	Specification
041000	GA Site Plan
042300	GA Block Plans
043300	Setting Out Block Plans
044300	GA Sections
045300	GA Elevations
048300	GA Detailed Elevations
049300	GA Detailed Elevations
050300	Block Fire Compartmentation
051300	GA Wall Type Plans
053300	GA Floor Type Plans
060300	Fabric Types
061000	Substructure
062300	Envelope Details
064000	Roof Details
065300	Internal Details
070300	External Doors
071300	External Windows & Curtain Wall
072300	Metalwork
080300	Apartment Plans
081300	Stairs
082300	Internal Doors
083300	Bathroom Types
090300	Finishes and Ceilings

KEY PRP DRAWING REFERENCES

Drawing Series	Drawing Series No's
100000	Specification
041000	GA Site Plan
042300	GA Block Plans
043300	Setting Out Block Plans
044300	GA Sections
045300	GA Elevations
048300	GA Detailed Elevations
049300	GA Detailed Elevations
050300	Block Fire Compartmentation
051300	GA Wall Type Plans
053300	GA Floor Type Plans
060300	Fabric Types
061000	Substructure
062300	Envelope Details
064000	Roof Details
065300	Internal Details
070300	External Doors
071300	External Windows & Curtain Wall
072300	Metalwork
080300	Apartment Plans
081300	Stairs
082300	Internal Doors
083300	Bathroom Types
090300	Finishes and Ceilings

Level 1

Could not be tested (see Section 3)

Title	Acoustic testing mark-up
Project	Jersey Street, Manchester
Project no.	23295
Version	B
Marked-up by	SC
Reviewed by	TD
Date	20 March 2026

Mark-up key laboratory ratings

1	1 minute sample measurement
15	15 minute sample measurement
8	8 hour logger measurement
16	16 hour logger measurement

SANDY BROWN
Consultants in Acoustics, Noise & Vibration

KEY PRP DRAWING REFERENCES

Drawing Series	Drawing Series No's
100000	Specification
041300	GA Sections
042300	GA Block Plans
043300	Setting Out Block Plans
044300	GA Sections
045300	GA Elevations
046300	GA Detailed Elevations
049300	GA Detailed Elevations
050300	Block Fire Compartmentation
051300	GA Wall Type Plans
053300	GA Floor Type Plans
061300	Structure
061000	Substructure
062300	Envelope Details
064000	Roof Details
065300	Internal Details
071300	Waterproofing
071300	External Windows & Curtain Wall
072300	Metalwork
080300	Apartment Plans
081300	Stairs
082300	External Doors
083300	Bathroom Types
090300	Finishes and Ceilings

KEY PRP DRAWING REFERENCES

Drawing Series	Drawing Series No's
100000	Specification
041300	GA Sections
042300	GA Block Plans
043300	Setting Out Block Plans
044300	GA Sections
045300	GA Elevations
046300	GA Detailed Elevations
049300	GA Detailed Elevations
050300	Block Fire Compartmentation
051300	GA Wall Type Plans
053300	GA Floor Type Plans
061300	Structure
061000	Substructure
062300	Envelope Details
064000	Roof Details
065300	Internal Details
071300	Waterproofing
071300	External Windows & Curtain Wall
072300	Metalwork
080300	Apartment Plans
081300	Stairs
082300	External Doors
083300	Bathroom Types
090300	Finishes and Ceilings

Level 2

Could not be tested (see Section 3)

Could not be tested (see Section 3)

Title	Acoustic testing mark-up
Project	Jersey Street, Manchester
Project no.	23295
Version	B
Marked-up by	SC
Reviewed by	TD
Date	20 March 2026

Mark-up key laboratory ratings

1	1 minute sample measurement
15	15 minute sample measurement
8	8 hour logger measurement
16	16 hour logger measurement

SANDY BROWN
Consultants in Acoustics, Noise & Vibration

KEY PRP DRAWING REFERENCES

Drawing Series	Drawing Series No's
100000	Specification
041300	GA Block Plans
042300	GA Block Plans
043300	Setting Out Block Plans
044300	GA Sections
045300	GA Elevations
046300	GA Detailed Elevations
048300	GA Detailed Elevations
050300	Block Fire Compartmentation
051300	GA Wall Type Plans
053300	GA Floor Type Plans
057300	Soffit Plans
061000	Substructure
062300	Envelope Details
064000	Roof Details
065300	Internal Details
066300	Apartment Plans
071300	External Windows & Curtain Wall
072300	Metalwork
080300	Apartment Plans
081300	Stairs
082300	Internal Doors
083300	Bathroom Types
090300	Finishes and Ceilings

KEY PRP DRAWING REFERENCES

Drawing Series	Drawing Series No's
100000	Specification
041300	GA Block Plans
042300	GA Block Plans
043300	Setting Out Block Plans
044300	GA Sections
045300	GA Elevations
046300	GA Detailed Elevations
048300	GA Detailed Elevations
050300	Block Fire Compartmentation
051300	GA Wall Type Plans
053300	GA Floor Type Plans
057300	Soffit Plans
061000	Substructure
062300	Envelope Details
064000	Roof Details
065300	Internal Details
066300	Apartment Plans
071300	External Windows & Curtain Wall
072300	Metalwork
080300	Apartment Plans
081300	Stairs
082300	Internal Doors
083300	Bathroom Types
090300	Finishes and Ceilings

Level 3

Could not be tested (see Section 3)

Could not be tested (see Section 3)

Could not be tested (see Section 3)

Could not be tested (see Section 3)

Sheet Ref - 004100 - Part

Title	Acoustic testing mark-up
Project	Jersey Street, Manchester
Project no.	23295
Version	B
Marked-up by	SC
Reviewed by	TD
Date	20 March 2026

Mark-up key laboratory ratings

1	1 minute sample measurement
15	15 minute sample measurement
8	8 hour logger measurement
16	16 hour logger measurement

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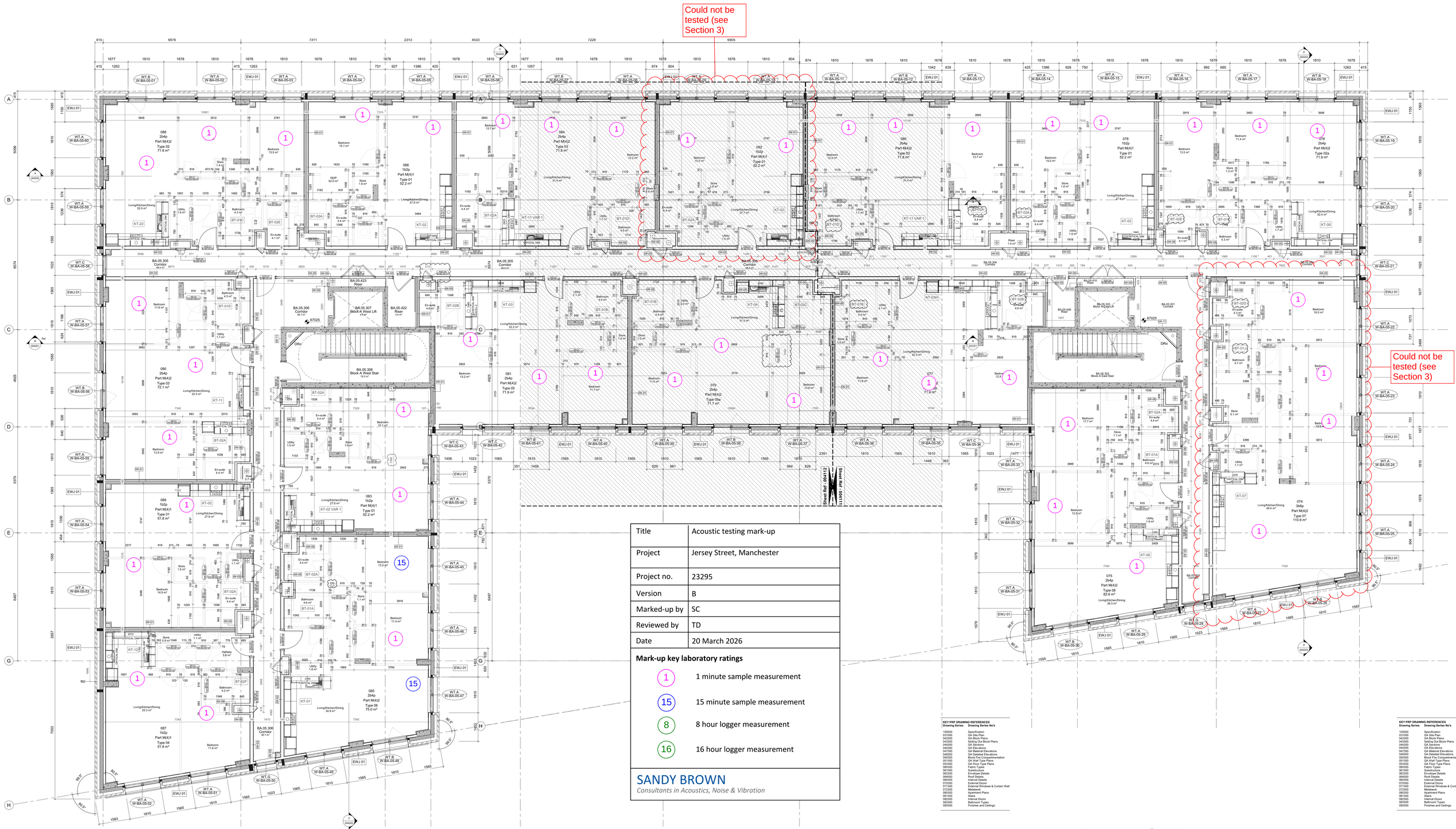
KEY PRP DRAWING REFERENCES

Drawing Series	Drawing Series No's
100000	Specification
031000	GA Site Plan
042300	GA Block Plans
043300	Setting Out Block Plans
044300	GA Sections
045300	GA Elevations
047300	GA Material Elevations
048300	GA Detailed Elevations
050300	Block Fire Compartmentation
052300	GA Floor Type Plans
053300	GA Roof Type Plans
060300	Fabric Types
061000	Substructure
062300	Envelope Details
063000	External Doors
065300	Internal Details
070300	External Doors
071300	External Windows & Curtain Wall
072300	Metalwork
073300	Basement Plans
081300	Stairs
082300	Internal Doors
083300	Bathroom Types
090300	Finishes and Ceilings

KEY PRP DRAWING REFERENCES

Drawing Series	Drawing Series No's
100000	Specification
031000	GA Site Plan
042300	GA Block Plans
043300	Setting Out Block Plans
044300	GA Sections
045300	GA Elevations
047300	GA Material Elevations
048300	GA Detailed Elevations
050300	Block Fire Compartmentation
052300	GA Floor Type Plans
053300	GA Roof Type Plans
060300	Fabric Types
061000	Substructure
062300	Envelope Details
063000	External Doors
065300	Internal Details
070300	External Doors
071300	External Windows & Curtain Wall
072300	Metalwork
073300	Basement Plans
081300	Stairs
082300	Internal Doors
083300	Bathroom Types
090300	Finishes and Ceilings

Level 4



Title	Acoustic testing mark-up
Project	Jersey Street, Manchester
Project no.	23295
Version	B
Marked-up by	SC
Reviewed by	TD
Date	20 March 2026

Mark-up key laboratory ratings

1	1 minute sample measurement
15	15 minute sample measurement
8	8 hour logger measurement
16	16 hour logger measurement

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KEY PRP DRAWING REFERENCES

Drawing Series	Drawing Series No's
100000	Specification
031000	GA Site Plan
042300	GA Block Plans
043000	GA Detailed Block Plans
044300	GA Sections
045300	GA Elevations
047300	GA Material Elevations
048300	GA Detailed Elevations
051000	GA Structural Presentation
051300	GA Wall Type Plans
053300	GA Floor Type Plans
060300	Fabric Types
061000	Substructure
062000	Carpentry Details
064000	Roof Details
065300	Internal Details
070300	External Doors
071300	External Windows & Curtain Wall
072300	Rooflights
080300	Apartment Plans
081300	Stairs
082300	Internal Doors
083300	Bathroom Types
090300	Finishes and Ceilings

KEY PRP DRAWING REFERENCES

Drawing Series	Drawing Series No's
100000	Specification
031000	GA Site Plan
042300	GA Block Plans
043000	GA Detailed Block Plans
044300	GA Sections
045300	GA Elevations
047300	GA Material Elevations
048300	GA Detailed Elevations
051000	GA Structural Presentation
051300	GA Wall Type Plans
053300	GA Floor Type Plans
060300	Fabric Types
061000	Substructure
062000	Carpentry Details
064000	Roof Details
065300	Internal Details
070300	External Doors
071300	External Windows & Curtain Wall
072300	Rooflights
080300	Apartment Plans
081300	Stairs
082300	Internal Doors
083300	Bathroom Types
090300	Finishes and Ceilings

Level 5

Could not be tested (see Section 3)

Could not be tested (see Section 3)

Could not be tested (see Section 3)

Could not be tested (see Section 3)

Could not be tested (see Section 3)

Could not be tested (see Section 3)

Sheet Ref - 064114

Title	Acoustic testing mark-up
Project	Jersey Street, Manchester
Project no.	23295
Version	B
Marked-up by	SC
Reviewed by	TD
Date	20 March 2026

Mark-up key laboratory ratings

- 1 — 1 minute sample measurement
- 15 — 15 minute sample measurement
- 8 — 8 hour logger measurement
- 16 — 16 hour logger measurement

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KEY PRP DRAWING REFERENCES

Drawing Series	Drawing Series No's
100000	Specification
010000	GA Site Plan
042000	GA Block Plans
043300	Setting Out Block Plans
044300	GA Sections
046300	GA Elevations
047300	GA Material Elevations
048300	GA Detailed Elevations
060300	Block Fire Compartmentation
051300	GA Wall Type Plans
053300	GA Floor Type Plans
060300	Fabric Types
061000	Substructure
062300	Envelope Details
064000	Roof Details
065300	Internal Details
070300	External Doors
071300	External Windows & Curtain Wall
072300	Metalwork
083300	Apartment Plans
082300	Doors
082300	Internal Doors
083300	Bathroom Types
090300	Finishes and Ceilings

KEY PRP DRAWING REFERENCES

Drawing Series	Drawing Series No's
100000	Specification
010000	GA Site Plan
042000	GA Block Plans
043300	Setting Out Block Plans
044300	GA Sections
046300	GA Elevations
047300	GA Material Elevations
048300	GA Detailed Elevations
060300	Block Fire Compartmentation
051300	GA Wall Type Plans
053300	GA Floor Type Plans
060300	Fabric Types
061000	Substructure
062300	Envelope Details
064000	Roof Details
065300	Internal Details
070300	External Doors
071300	External Windows & Curtain Wall
072300	Metalwork
083300	Apartment Plans
082300	Doors
082300	Internal Doors
083300	Bathroom Types
090300	Finishes and Ceilings

Level 6

Could not be tested (see Section 3)

Title	Acoustic testing mark-up
Project	Jersey Street, Manchester
Project no.	23295
Version	B
Marked-up by	SC
Reviewed by	TD
Date	20 March 2026

Mark-up key laboratory ratings

- (1) 1 minute sample measurement
- (15) 15 minute sample measurement
- (8) 8 hour logger measurement
- (16) 16 hour logger measurement

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KEY PRP DRAWING REFERENCES

Drawing Series	Drawing Series No's
100000	Specification
031000	GA Site Plan
042300	GA Block Plans
043000	GA Detailed Block Plans
044300	GA Sections
045300	GA Elevations
047300	GA Material Elevations
048300	GA Detailed Elevations
051300	GA Wall Type Documentation
051300	GA Wall Type Plans
053300	GA Floor Type Plans
060300	Fabric Types
061000	Substructure
063000	Internal Details
064000	Roof Details
063000	Internal Details
070300	External Doors
071300	External Windows & Curtain Wall
081000	Apartments
082300	Apartment Plans
081300	Stairs
082300	Internal Doors
083300	Bathroom Types
090300	Finishes and Ceilings

KEY PRP DRAWING REFERENCES

Drawing Series	Drawing Series No's
100000	Specification
031000	GA Site Plan
042300	GA Block Plans
043000	GA Detailed Block Plans
044300	GA Sections
045300	GA Elevations
047300	GA Material Elevations
048300	GA Detailed Elevations
051300	GA Wall Type Documentation
051300	GA Wall Type Plans
053300	GA Floor Type Plans
060300	Fabric Types
061000	Substructure
063000	Internal Details
064000	Roof Details
063000	Internal Details
070300	External Doors
071300	External Windows & Curtain Wall
081000	Apartments
082300	Apartment Plans
081300	Stairs
082300	Internal Doors
083300	Bathroom Types
090300	Finishes and Ceilings

Level 7

100000 Specification
101000 GA Site Plan
042300 GA Block Plans
043000 GA Basement Plans
044300 GA Sections
045300 GA Elevations
047300 GA Material Elevations
048300 GA Detailed Elevations
049300 GA Detailed Elevations
051300 GA Wall Type Plans
052300 GA Floor Type Plans
053300 Block Fire Compartmen
054300 GA Floor Type Plans
055300 GA Floor Type Plans
060300 Fabric Types
061300 Apartment Plans
062300 Envelope Details
064000 Roof Details
065300 Internal Doors
070300 External Doors
071300 External Windows & Curt
072300 Metalwork
081300 Apartment Plans
082300 Stairs
082500 Internal Doors
083300 Bathroom Types
090300 Finishes and Ceilings

100000 Specification
101000 GA Site Plan
042300 GA Block Plans
043000 GA Basement Plans
044300 GA Sections
045300 GA Elevations
047300 GA Material Elevations
048300 GA Detailed Elevations
049300 GA Detailed Elevations
052300 Block Fire Compartmer
053300 GA Wall Type Plans
054300 GA Floor Type Plans
055300 GA Floor Type Plans
060300 Fabric Types
061300 Apartment Plans
062300 Envelope Details
064000 Roof Details
065300 Internal Doors
070300 External Doors
071300 External Windows & Cu
072300 Metalwork
081300 Apartment Plans
082300 Stairs
082500 Internal Doors
083300 Bathroom Types
090300 Finishes and Ceilings

Title	Acoustic testing mark-up
Project	Jersey Street, Manchester
Project no.	23295
Version	B
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Reviewed by	TD
Date	20 March 2026

Mark-up key laboratory ratings

1 — 1 minute sample measurement

15 — 15 minute sample measurement

8 — 8 hour logger measurement

16 — 16 hour logger measurement

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Ground level

Drawing Series	Drawing Series No's
100000	Specification
031000	GA Site Plan
042000	GA Block Plans
043300	Setting Out Block Plans
044300	GA Sections
046300	GA Elevations
047300	GA Material Elevations
048300	GA Detailed Elevations
049300	GA Bay Study Elevations
051300	GA Wall Type Plans
053300	GA Floor Type Plans
054300	GA Roof Plans
061000	Substructure
062300	Envelope Details
063000	Metalwork
065300	Internal Details
070300	External Doors
071000	Internal Doors & Screens & Curt.
072300	Metalwork
080300	Apartment Plans
081000	Doors
082300	Internal Doors
083300	Bathroom Types
095300	Finishes and Ceilings

Drawing Series	Drawing Series No's
100000	Specification
031000	GA Site Plan
042000	GA Block Plans
043300	Setting Out Block Plans
044300	GA Sections
046300	GA Elevations
047300	GA Material Elevations
048300	GA Detailed Elevations
049300	GA Bay Study Elevations
051300	GA Wall Type Plans
053300	GA Floor Type Plans
054300	GA Roof Plans
061000	Substructure
062300	Envelope Details
063000	Metalwork
065300	Internal Details
070300	External Doors
071000	Internal Doors & Screens &
072300	Metalwork
080300	Apartment Plans
081000	Doors
082300	Internal Doors
083300	Bathroom Types
095300	Finishes and Ceilings

Could not be tested (see Section 3)

Could not be tested (see Section 3)

Sheet Ref - 004122

Sheet Ref - 004121

Title	Acoustic testing mark-up
Project	Jersey Street, Manchester
Project no.	23295
Version	B
Marked-up by	SC
Reviewed by	TD
Date	20 March 2026

Mark-up key laboratory ratings

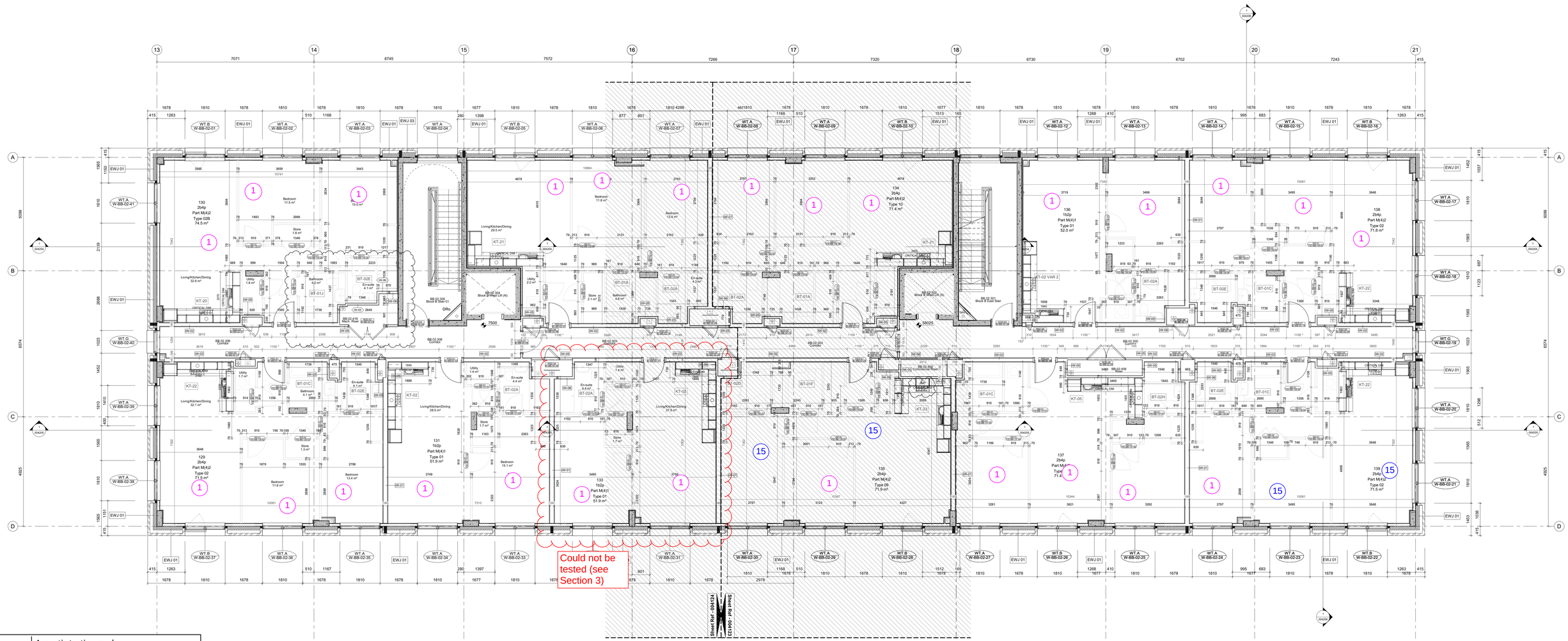
- (1) 1 minute sample measurement
- (15) 15 minute sample measurement
- (8) 8 hour logger measurement
- (16) 16 hour logger measurement

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Level 1

Unswing series	Unswing series rev c
100000	Specification
031000	GA Site Plan
042300	GA Block Plans
043000	GA Basement Plans
044300	GA Sections
045300	GA Elevations
046300	GA Detailed Elevations
048300	GA Detailed Elevations
092000	Block Fire Compartments
092300	GA Floor Type Plans
093300	GA Floor Type Plans
060300	Fabric Types
061300	Timber Details
062300	Envelope Details
064000	Roof Details
065000	External Doors
070300	External Doors
071300	External Windows & Curt
081000	Doors
083000	Apartment Plans
081300	Stairs
083300	Bathroom Doors
083000	Bathroom Types
090300	Finishes and Ceilings

Unswing series	Unswing be
100000	Specificatior
031000	GA Site Plan
042300	GA Block Pl
043000	GA Basement
044300	GA Sections
045300	GA Elevatio
046300	GA Detailed
048300	GA Detailed
092000	Block Fire C
092300	GA Floor Ty
093300	GA Floor Ty
060300	Fabric Types
061300	Timber Detail
062300	Envelope De
064000	Roof Details
065000	External Doo
070300	External Doo
071300	External Wir
081000	Doors
083000	Apartment P
081300	Stairs
083300	Bathroom Do
083000	Bathroom Ty
090300	Finishes and



Title	Acoustic testing mark-up
Project	Jersey Street, Manchester
Project no.	23295
Version	B
Marked-up by	SC
Reviewed by	TD
Date	20 March 2026

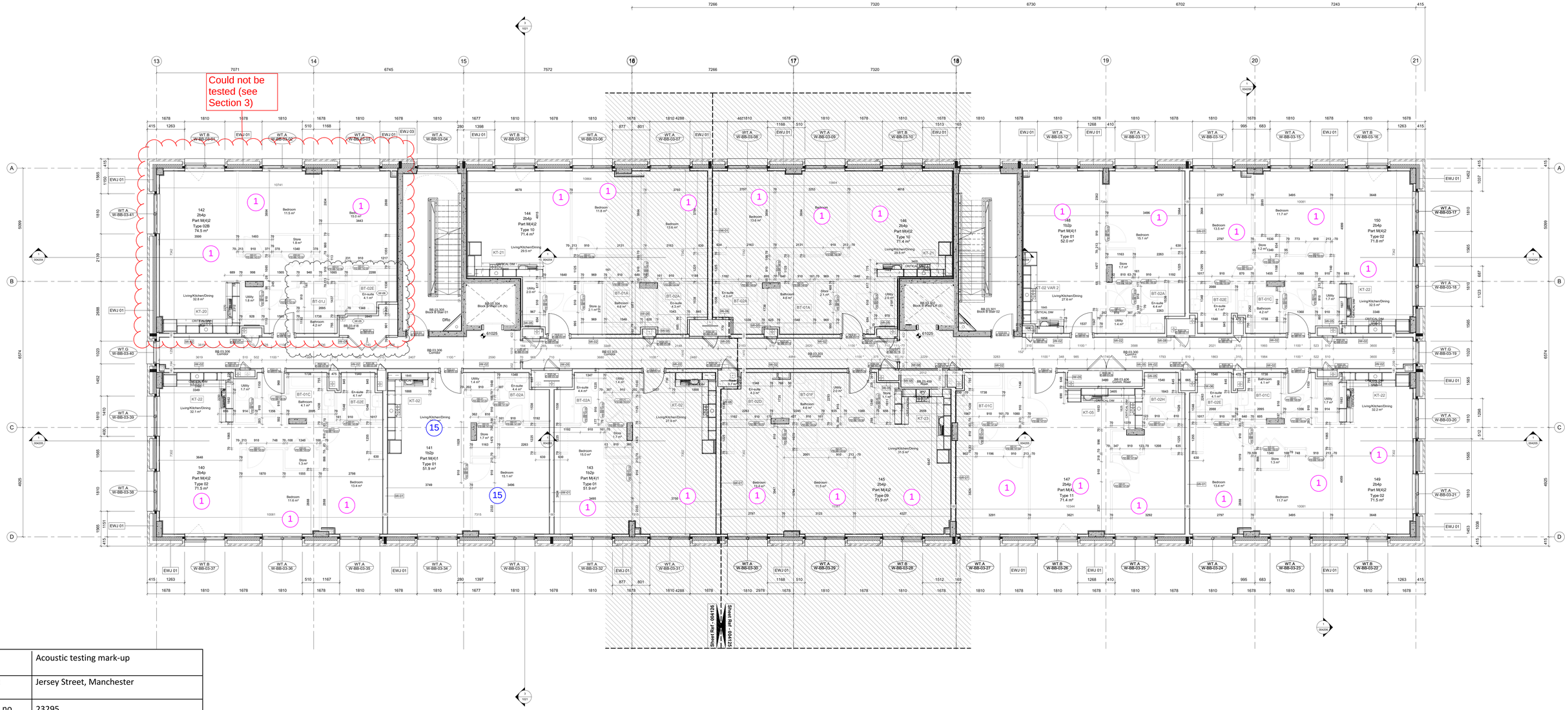
Mark-up key laboratory ratings

- (1) 1 minute sample measurement
- (15) 15 minute sample measurement
- (8) 8 hour logger measurement
- (16) 16 hour logger measurement

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Consultants in Acoustics, Noise & Vibration

Level 2

Drawing Series	Drawing Series No's
100000	Specification
101000	GA Site Plan
041000	GA Block Plans
043300	Setting Out Block Plans
044300	GA Sections
045300	GA Elevations
047300	GA Material Elevations
048300	GA Detailed Elevations
049300	GA Bay Study Elevations
051300	GA Wall Type Plans
053300	GA Floor Type Plans
055300	GA Roof Plans
061000	Substructure
062300	Envelope Details
063300	Roof Details
065300	Internal Details
070300	External Doors
071300	External Windows & Metalwork
072300	Apartment Plans
080300	Doors
082300	Internal Doors
083300	Bathroom Types
090300	Finishes and Ceilings



Title	Acoustic testing mark-up
Project	Jersey Street, Manchester
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Marked-up by	SC
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Date	20 March 2026

Mark-up key laboratory ratings

- (1) 1 minute sample measurement
- (15) 15 minute sample measurement
- (8) 8 hour logger measurement
- (16) 16 hour logger measurement

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Level 3

Unswing series	Unswing series No's
100000	Specification
031000	GA Site Plan
042300	GA Block Plans
043000	GA Basement Plans
044300	GA Sections
045300	GA Elevations
046000	GA Detailed Elevations
049300	GA Detailed Elevations
092000	Block Fire Compartmentatio
031000	GA Site Plan
032300	GA Floor Type Plans
060300	Fabric Types
062000	Roof Details
062300	Envelope Details
064000	Roof Details
064300	Envelope Details
070300	External Doors
071300	External Windows & Curtair
081000	Doors
083000	Apartment Plans
081300	Stairs
081000	Internal Doors
083000	Bathroom Types
090300	Finishes and Ceilings

Unswing series	Unswing ser
100000	Specificatio
031000	GA Site Plan
042300	GA Block Pl
043000	GA Basemer
044300	GA Sections
045300	GA Elevatio
046000	GA Detailed
049300	GA Detailed
092000	Block Fire C
031000	GA Site Plan
032300	GA Floor Ty
060300	Fabric Types
062000	Roof Details
062300	Envelope De
064000	Roof Details
064300	Envelope De
070300	External Doo
071300	External Wir
081000	Doors
083000	Apartment F
081300	Stairs
081000	Internal Doo
083000	Bathroom Ty
090300	Finishes and

Could not be tested (see Section 3)

Could not be tested (see Section 3)

Title	Acoustic testing mark-up
Project	Jersey Street, Manchester
Project no.	23295
Version	B
Marked-up by	SC
Reviewed by	TD
Date	20 March 2026

Mark-up key laboratory ratings

- (1) 1 minute sample measurement
- (15) 15 minute sample measurement
- (8) 8 hour logger measurement
- (16) 16 hour logger measurement

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Level 4

Uniwerg series	Uniwerg series No's
100000	Specification
101000	GA Site Plan
042300	GA Block Plans
043000	GA Detailed Block Plans
044000	GA Sections
045300	GA Elevations
045400	GA Detailed Elevations
045500	GA Detailed Elevations
092000	Block Fire Compartmentatio
052000	GA Typical Floor Plans
053300	GA Floor Type Plans
060300	Fabric Types
061300	Timber Types
062300	Envelope Details
064000	Roof Details
065000	Internal Doors
070000	External Doors
071300	External Windows & Curtair
081000	Stairs
083000	Apartment Plans
081300	Stairs
083000	Bathroom Doors
083000	Bathroom Types
090300	Finishes and Ceilings

Uniwerg series	Uniwerg se
100000	Specificatio
101000	GA Site Plan
042300	GA Block Pl
043000	GA Detailed
044000	GA Sections
045300	GA Elevatio
045400	GA Detailed
045500	GA Detailed
092000	Block Fire C
052000	GA Typical F
053300	GA Floor Ty
060300	Fabric Types
061300	Timber Type
062300	Envelope De
064000	Roof Details
065000	Internal Doo
070000	External Doo
071300	External Wir
081000	Stairs
083000	Apartment P
081300	Stairs
083000	Bathroom D
083000	Bathroom Ty
090300	Finishes and

Could not be tested (see Section 3)

Could not be tested (see Section 3)

Could not be tested (see Section 3)

Could not be tested (see Section 3)

Sheet Ref: -004130

Sheet Ref: -004130

Title	Acoustic testing mark-up
Project	Jersey Street, Manchester
Project no.	23295
Version	B
Marked-up by	SC
Reviewed by	TD
Date	20 March 2026

Mark-up key laboratory ratings

- (1) 1 minute sample measurement
- (15) 15 minute sample measurement
- (8) 8 hour logger measurement
- (16) 16 hour logger measurement

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Level 5

Title	Acoustic testing mark-up
Project	Jersey Street, Manchester
Project no.	23295
Version	B
Marked-up by	SC
Reviewed by	TD
Date	20 March 2026

Mark-up key laboratory ratings

1	1 minute sample measurement
15	15 minute sample measurement
8	8 hour logger measurement
16	16 hour logger measurement

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Level 6

Unlewing series	Unlewing series No's
100000	Specification
031000	GA Site Plan
042300	GA Block Plans
043000	GA Elevations Plans
044300	GA Sections
045300	GA Elevations
045400	GA Detailed Elevations
045500	GA Detailed Elevations
050300	Block Fire Compartmentio
051000	GA Floor Type Plans
053300	GA Floor Type Plans
060300	Fabric Type
062300	Envelope
063300	Envelope Details
064000	Roof Details
070300	External Walls
073300	External Doors
073300	External Windows & Curt.
081300	Stairs
085300	Apartment Plans
081300	Stairs
083300	Bathroom Doors
083300	Bathroom Types
090300	Finishes and Ceilings

Unlewing series	Unlewing series No's
100000	Specification
031000	GA Site Plan
042300	GA Block Plans
043000	GA Elevations Plans
044300	GA Sections
045300	GA Elevations
045400	GA Detailed Elevations
045500	GA Detailed Elevations
050300	Block Fire Compartmentio
051000	GA Floor Type Plans
053300	GA Floor Type Plans
060300	Fabric Type
062300	Envelope
063300	Envelope Details
064000	Roof Details
070300	External Walls
073300	External Doors
073300	External Windows & Curt.
081300	Stairs
085300	Apartment Plans
081300	Stairs
083300	Bathroom Doors
083300	Bathroom Types
090300	Finishes and Ceilings

Could not be tested (see Section 3)

Sheet Ref - 004134

Sheet Ref - 004135

Title	Acoustic testing mark-up
Project	Jersey Street, Manchester
Project no.	23295
Version	B
Marked-up by	SC
Reviewed by	TD
Date	20 March 2026

Mark-up key laboratory ratings

- (1) 1 minute sample measurement
- (15) 15 minute sample measurement
- (8) 8 hour logger measurement
- (16) 16 hour logger measurement

SANDY BROWN
Consultants in Acoustics, Noise & Vibration

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Bristol

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ACOUSTICS