

Ref: P25-132-M02v2
Project: Land off Parkmount Road, Manchester
Date: 14 January 2026
To: Liam Charnock – John Southworth
From: David Thurstan BSc MIOA – Principal Consultant

Subject: Acoustic Verification Assessment – Plots 1-18

1. This memo sets out the details and findings of recent acoustic verification testing carried out for the Parkmount Road development in Manchester.
2. Specifically, this memo provides the results of verification testing undertaken in plots closest to Rochdale Road. This memo is to be read in conjunction with 'P25-132-M01v1 - Plots 19 - 24 on Land off Parkmount Road, Manchester - Acoustic Verification Assessment' dated July 2025 to represent the full development site.
3. The development was granted planning permission in July 2023, as per planning reference 137462/FO/2023.

Planning Condition

4. The following condition relates to a scheme of noise mitigation for the development.
"21) b) Upon completion of the development and within 3 months of first occupation, 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

5. 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 $L_{Aeq,T}$
6. 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

7. An automatic data-logging sound analyser was installed in the Bedroom 1 of Plot 2 overlooking Rochdale Road to measure noise levels in consecutive 5-minute periods from approximately 16:00 hours on Tuesday 25 to 11:00 hours on Wednesday 26 November 2025. Further attended brief noise measurements were carried out in the living room of Plot 2 and also Bedroom 1 of Plot 3 from 16:00 hours onwards. The measurements undertaken within these plots/rooms are considered representative samples of plots 1-18.
8. The noise measurements were carried out with an NTi XL2 'Class 1' Sound Level Meter (serial no. A2A-20361-E0) and a Bruel & Kjaer 2250 Class 1 Sound Level Meter (serial no. 3011706). Sound level meters were located at the centre of the room and at 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.
9. The room was empty and unfurnished with no carpet. It is therefore to be expected that internal noise levels will be further reduced once the rooms are occupied and furnished, due to the reduction in reverberation that finishes and furnishings will introduce.
10. To account for these reverberation effects, reverberation time (RT) measurements were undertaken in octave bands in the bedroom. The measured values have been used in conjunction with standardised reverberation times for a typical furnished habitable room (i.e. 0.5 seconds as set out in BS8233) to determine a set of corrections applicable to the measured internal noise levels, and hence determine the equivalent levels that would be anticipated in bedroom once occupied and furnished. The calculation correcting the maximum noise levels is enclosed.
11. It is understood that the acoustic design and construction specification (i.e. glazing, ventilation, fabric envelope) is the same across all plots on the development. Ventilation (including for the overheating strategy) is provided by a whole house system which operates automatically on demand. The system was operational at the time of the noise measurements.
12. Weather conditions during the measurements were dry, cold (-3-5°C), overcast, and calm (<3m/s south-easterly breeze). The weather conditions during the noise survey were suitable for the purposes of determining the noise ingress.
13. 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 an active construction site and the apartments are adjacent to the main entrance. Therefore, noise level outside of the site construction hours have been considered in this assessment (i.e. 16:00 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 2 – Bedroom 1 (first floor, overlooking Rochdale Rd)	34 – 56	27	31

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

14. From review of the audio the noise climate was road traffic on Rochdale Road, occasional overhead aircraft and other extraneous intermittent sources such as an emergency services siren.
15. The brief noise measurements undertaken in the living room/kitchen of Plot 2 and Bedroom 1 of Plot 3 corresponded with the automated noise levels carried out in Bedroom 1 of Plot 2.

16. The daytime and night-time noise levels were below the internal noise criteria with the reverberation corrected noise levels being lower still.
17. The 10th highest maximum at night (corrected for the influence of reverberation) was 43 dB L_{AFmax} , which is within the night-time peak noise criteria.

Conclusion

18. The results of the noise measurements demonstrate that the installed glazing and ventilation scheme meets the noise criteria required by Condition 21 of the Planning Approval.
19. We therefore conclude that the requirements of the planning conditions have been met and no further works are required.

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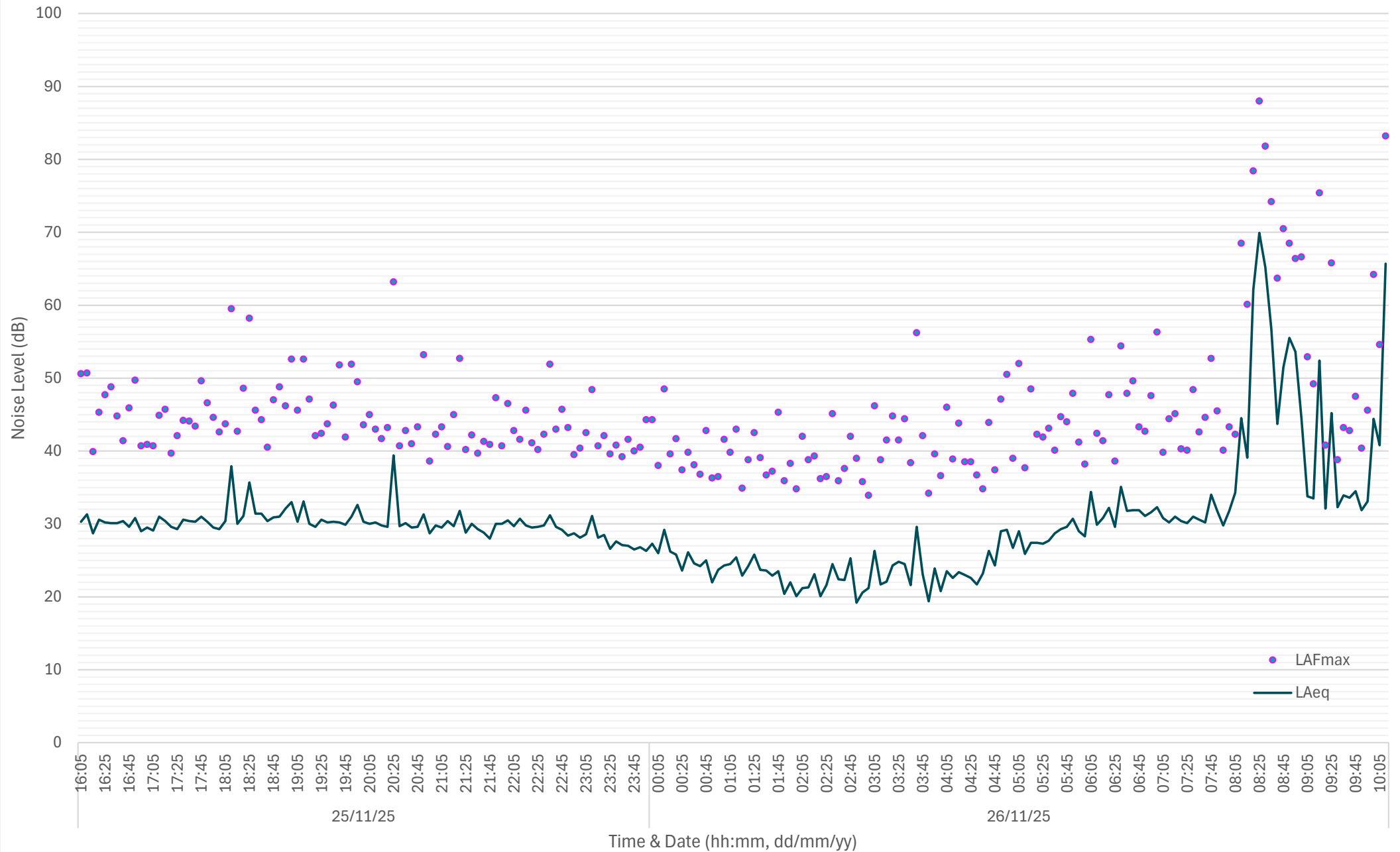
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Ref: **Figure**

Title: Site location & plot position

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Bedroom 1, Plot 2



Reverberation Correction Calculation

Description	50	63	80	100	125	160	200	250	315	400	500	630	800	1000	1250	1600	2000	2500	3150	4000	5000	6300	8000	10000	dBA
L _A Fmax, 10th highest	49.2	48.4	47.7	46.8	47.9	58.1	50.6	42.8	35.9	36.8	35.3	33.5	32.2	32.2	30.7	32.2	34.1	29.8	25.6	18.4	15.7	8.5	5.8	5.0	48
Measured T ₆₀	0.64	0.94	0.74	1.21	0.56	1.86	1.55	1.05	1.78	1.56	1.56	1.48	1.64	1.38	1.41	1.41	1.06	1.08	1.11	1.02	1.00	0.88	0.80	0.63	
Reverberation Correction (dB)	-1.1	-2.7	-1.7	-3.8	-0.5	-5.7	-4.9	-3.2	-5.5	-4.9	-4.9	-4.7	-5.2	-4.4	-4.5	-4.5	-3.3	-3.3	-3.5	-3.1	-3.0	-2.5	-2.0	-1.0	
Resulting LAFmax	48.1	45.7	46.0	43.0	47.4	52.4	45.7	39.6	30.4	31.9	30.4	28.8	27.0	27.8	26.2	27.7	30.8	26.5	22.1	15.3	12.7	6.0	3.8	4.0	43