

Victoria Park Manchester (Block 1-2, 5-8)

Noise Assessment Report -
Planning Condition 11(b)

Client:

Britannia Victoria Limited
Britannia House, 160-164 Wellington Road
Withington, M20 3FU

Date:

8 October 2025

Our Ref:

22092-RP-3-R0



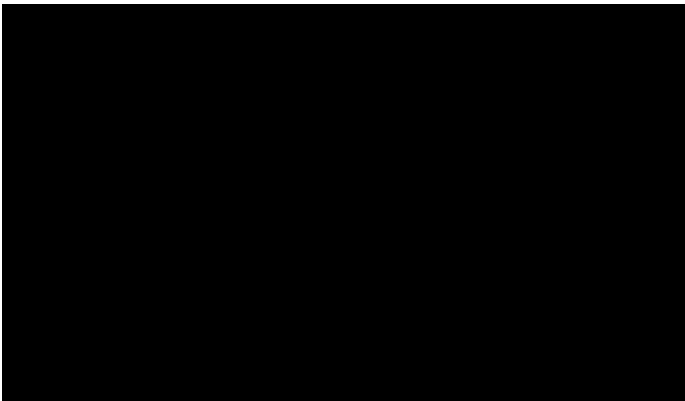
**JAMESON
ACOUSTICS**

Consultants in acoustics,
noise and vibration

Document Control

Revision	Date	Author	Description
0	08-10-2025	AJ	-

This report has been prepared with all reasonable skill, care and diligence for the sole benefit, use and information of the aforementioned Client in accordance with the purposes and terms agreed between ourselves and the Client. The liability of Jameson Acoustics Limited in respect of the information contained within this report will not extend to any third party.



Contents

1.0 Introduction 4

2.0 Project Information..... 4

3.0 Planning Application Report 5

4.0 Acceptable Internal Noise Levels 5

5.0 Internal Noise Level Survey..... 6

6.0 Internal Noise Level Assessment 8

7.0 Conclusion..... 9

Appendix A – Acoustic Terminology 10

Appendix B – Time History Graphs 11

1.0 Introduction

Jameson Acoustics Limited has been commissioned by Britannia Victoria Limited to survey and assess internal noise levels within the remainder of new dwellings in the recently constructed Blocks 1-2 & 5-8 of the development on Laindon Road in Victoria Park, Manchester. This follows our report issued for Blocks 3-4, reference 22092-RP-2-R0. The aim is to assist in the discharge of part b of Planning Condition 11, which states:

No	Wording
11	<p>(a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Daisy Bank Road and Laindon Road shall be submitted to and approved in writing by the City Council as local planning authority.</p> <p>There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises.</p> <p>The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.</p> <p>Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary.</p> <p>(b) Prior to first occupation of the residential units, a verification report shall 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 the internal noise criteria have 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 internal noise criteria.</p>

2.0 Project Information

The development comprises 8nr blocks of dwellings. Block 1 is apartments, Block 7-8 are houses. See Proposed Site Plan below. This report provides commissioning testing of Blocks 3 & 4.

Each habitable room is afforded triple glazed windows and hit-and-miss trickle ventilators in window frames. Part F background ventilation rates are achieved with trickle ventilators open and windows closed. Constant MEV systems extract air out of bathrooms, effectively drawing the fresh air in through the trickle ventilators.

External walls are formed from outer facing brick, insulated cavity, internal blockwork and plasterboard lining.



Proposed Site Plan (c/o Ollier Smurthwaite Architects)

3.0 Planning Application Report

With reference to our Noise Impact Assessment Report 22092-RP-1-R1 dated 13 October 2023, the following specifications were advised for all windows and ventilators to habitable rooms in the development.

Windows

Façade Zone	Min. Required Sound Reduction Performance $R_w + C_{tr}$ (dB)	Example Configuration
ALL	26	4 / 12 / 4 / 12/ 4 mm (conventional triple glazing)

Trickle Ventilators

Façade Zone	Min. Required Element Sound Level Difference Performance (vent open), $D_{n,e,w} + C_{tr}$ (dB)	Example Configuration
ALL	32	Standard hit-miss trickle ventilator 2500EA e.g. Titon TA5220 (SF Xtra) + TA5005

4.0 Acceptable Internal Noise Levels

The following table summarises the agreed acceptable internal noise levels to be achieved within dwellings. The requirements apply with background ventilation supplied (i.e. windows closed and ventilators open) and in finished and furnished dwellings.

Room	Acceptable Internal Noise Level (Upper Limit)	
	Daytime (07:00-23:00)	Night-time (23:00-07:00)
Living Rooms	35 dB LAeq,16hr	-
Bedrooms	35 dB LAeq,16hr	30 dB LAeq,8hr 45 dB* LAmax

* not to be exceeded by scheduled noise events more than 10-15 times per night

5.0 Internal Noise Level Survey

5.1 Procedure

Automated noise level measurements were taken from 11:00 hours on Friday 26 September 2025 to 11:00 hours on Monday 29 September 2025 at 4nr internal positions as described below. This period was agreed as suitable with Manchester City Council given the ongoing construction works on-site.

The positions were selected to establish the typical prevailing daytime and night-time internal ambient and maximum noise levels within a range of dwellings across Blocks 1-2, 5-8, including those on the worst-case (noisiest) elevations facing Laindon Road or Daisy Bank Road.

Position	Description
1	Block 1, Apartment 16 – First floor apartment bedroom with window facing onto Daisy Bank Road.
2	Block 2, Plot 40 – First floor bedroom with large window facing onto Laindon Road.
3	Block 5, Plot 58 – First floor bedroom with large window facing onto access road.
4	Block 7, Plot 67 – Second (top) floor bedroom with window facing onto access road.



Site Plan showing measurement locations

Windows were closed and in-wall trickle ventilators were open through the survey period.

The microphones were fitted with windshields and mounted in the centre of the rooms, at least 1.4 metres from walls at a height of 1.6-1.7 metres.

The equipment was programme to continuously log all relevant A-weighted broadband (dBA) and linear spectral noise level indices, including L_{eq} , L_{90} , L_{10} and L_{max} , over 5-minute and 15-minute intervals.

5.2 Instrumentation

The instrumentation used for the survey is summarised below. The sound level meters were hand-calibrated at the beginning and end of the survey periods. No significant deviations in calibration level were noted.

Description	Equipment	Serial Nr	Lab Calibration Expiry	Lab Calibration Certificate Nr
Class 1 sound level meter	Svantek 971A (Type 7152 mic)	124663 (82835)	26 Aug 2026	1509611-1
Class 1 sound level meter	Svantek 971A (Type 7152 mic)	131635 (85533)	4 Nov 2026	1510429-1
Class 1 sound level meter	Svantek 971A (Type 7152 mic)	127647 (84398)	25 Jul 2027	1512926-1
Class 1 sound level meter	Svantek 971A (Type 7152 mic)	154301 (94512)	16 Jan 2027	16 Jan 2025
Calibrator	Cirrus CR:515	57570	12 Nov 2025	1171319

5.3 Weather Conditions

Due to the nature of the survey, i.e. unmanned, it is not possible to describe the noise climate throughout the duration of the survey period. However, on install and collection, weather conditions were considered suitable for obtaining representative internal readings with partially cloudy skies, dry road surfaces and low wind speeds. Based on internet weather reports for the full duration of the survey, conditions generally remain suitable for representative readings, although there was a period of heavy rainfall between 21:00-01:00 on the night of Saturday 28 September 2025.

5.4 Results

The results of the surveys have been plotted on Time History Graphs 22092-R3-G1 to G4 enclosed in Appendix B. The graphs present the uncorrected 15-minute A-weighted (dBA) L_{eq} , L_{90} and L_{max} levels at each position throughout the duration of the survey.

The survey was undertaken at a time when the remainder of the development was under construction. Construction working hours have been noted on the graphs. Measurements taken during these periods, as well as the period of heavy rainfall, shall be excluded from our analysis. Measurements at Position 4 appears to be influenced by internal services (perhaps the bathroom extract fan, with bedroom being left open) but no corrections have been applied as the levels are still within acceptable levels.

6.0 Internal Noise Level Assessment

The internal noise levels are to be achieved in finished and furnished rooms. The rooms tested were finished but unfurnished. However, it has not been deemed necessary to apply any reverberation time corrections to account for furniture/carpets etc..

The following tables summarises the measured internal ambient L_{Aeq} and maximum L_{Amax} noise levels in each test room.

Position 1 – Block 1, Apartment 16 Bedroom

Period Commencement (Day/Night of...) 2025	Noise Level (dB)		
	Daytime $L_{Aeq,16hr}$ (07:00-23:00)	Night-time $L_{Aeq,8hr}$ (23:00-07:00)	Night-time $L_{Amax,5min}$ (23:00-07:00)
Friday 26 September	27	21	38
Saturday 27 September	25	21	40
Sunday 28 September	26	22	38
Max.	27	22	40
<i>Upper Limit</i>	35	30	45
Compliance/Exceedance	✓	✓	✓

Position 2 – Block 2, Plot 40 Bedroom

Period Commencement (Day/Night of...) 2025	Noise Level (dB)		
	Daytime $L_{Aeq,16hr}$ (07:00-23:00)	Night-time $L_{Aeq,8hr}$ (23:00-07:00)	Night-time $L_{Amax,5min}$ (23:00-07:00)
Friday 26 September	24	18	35
Saturday 27 September	24	20	36
Sunday 28 September	23	18	35
Max.	24	20	36
<i>Upper Limit</i>	35	30	45
Compliance/Exceedance	✓	✓	✓

Position 3 – Block 5, Plot 58 Bedroom

Period Commencement (Day/Night of...) 2025	Noise Level (dB)		
	Daytime $L_{Aeq,16hr}$ (07:00-23:00)	Night-time $L_{Aeq,8hr}$ (23:00-07:00)	Night-time $L_{Amax,5min}$ (23:00-07:00)
Friday 26 September	27	24	34
Saturday 27 September	28	25	35
Sunday 28 September	26	25	36
Max.	28	25	36
<i>Upper Limit</i>	35	30	45
Compliance/Exceedance	✓	✓	✓

Position 4 – Block 7, Plot 67 Bedroom

Period Commencement (Day/Night of...) 2025	Noise Level (dB)		
	Daytime $L_{Aeq,16hr}$ (07:00-23:00)	Night-time $L_{Aeq,8hr}$ (23:00-07:00)	Night-time $L_{Amax,5min}$ (23:00-07:00)
Friday 26 September	27	28	34
Saturday 27 September	28	28	38
Sunday 28 September	26	26	32
Max.	28	28	38
<i>Upper Limit</i>	35	30	45
Compliance/Exceedance	✓	✓	✓

The results demonstrate that, in all tested bedrooms, the internal ambient noise levels and internal maximum noise levels at night achieved the upper limits of acceptable internal noise levels (as presented in Section 4.0).

7.0 Conclusion

Jameson Acoustics Limited has been commissioned by Britannia Victoria Limited to survey and assess internal noise levels within a selection of new dwellings in the recently constructed Blocks 1-2 & 5-8 of the development on Laidon Road in Victoria Park, Manchester.

The assessment demonstrates that internal noise levels within the tested dwellings achieved the upper limits of acceptable internal noise levels.

Appendix A – Acoustic Terminology

dB	Decibel - Used as a measurement of sound level. Decibels are not an absolute unit of measurement but an expression of ratio between two quantities expressed in logarithmic form.
dB(A)	The human ear is more susceptible to mid-frequency noise than the high and low frequencies. The 'A'-weighting scale approximates this response and allows sound levels to be expressed as an overall single figure value in dBA. The _A subscript is applied to an acoustical parameter to indicate the stated noise level is A-weighted (e.g. $L_{Aeq,T}$ in dB). Noise levels in dBA do not have a linear relationship to each other; for similar noises, a change in noise level of 10dBA represents a doubling or halving of subjective loudness. A change of 3dBA is only just perceptible.
$L_{Aeq,T}$	$L_{Aeq,T}$ is the equivalent continuous sound pressure level. It is an average of the total sound energy measured over a specified time measurement period, T .
$L_{10,T}$	L_{10} is the noise level exceeded for 10% of the measurement period T (i.e. the quietest 10% of the measurement) and has, for many years, been used in the assessment of road traffic noise.
$L_{90,T}$	L_{90} is the noise level exceeded for 90% of the measurement period T (i.e. the quietest 10% of the measurement) and is often used to describe the 'background' noise level.
L_{max}	L_{max} is the maximum sound pressure level recorded over the measurement period, T . L_{max} is often used in assessing scheduled environmental noise 'events' (such as train passbys), particularly at night where such events may cause sleep disturbance.
R_w	The weighted sound reduction index, R_w , is a single figure description of sound reduction as defined in BS EN ISO 717-1. It is single-number quantity which characterizes the airborne sound insulating properties of a material or building element over a range of frequencies. The R_w is calculated from sound insulation measurements taken in an acoustic laboratory. Sound insulation ratings derived from site measurements are invariably lower than the laboratory figures and are referred to as the apparent weighted sound reduction index, R'_w .
$D_{n,e,w}$	The weighted element-normalised level difference, $D_{n,e,w}$, is a single figure description of the sound insulation performance of small building elements, such as a trickle ventilator.
C_{tr}	C_{tr} is correction term applied against the sound insulation single-number values (e.g. R_w) to provide a weighting against low frequency performance. The reference values used within the C_{tr} calculation are based on urban traffic noise.

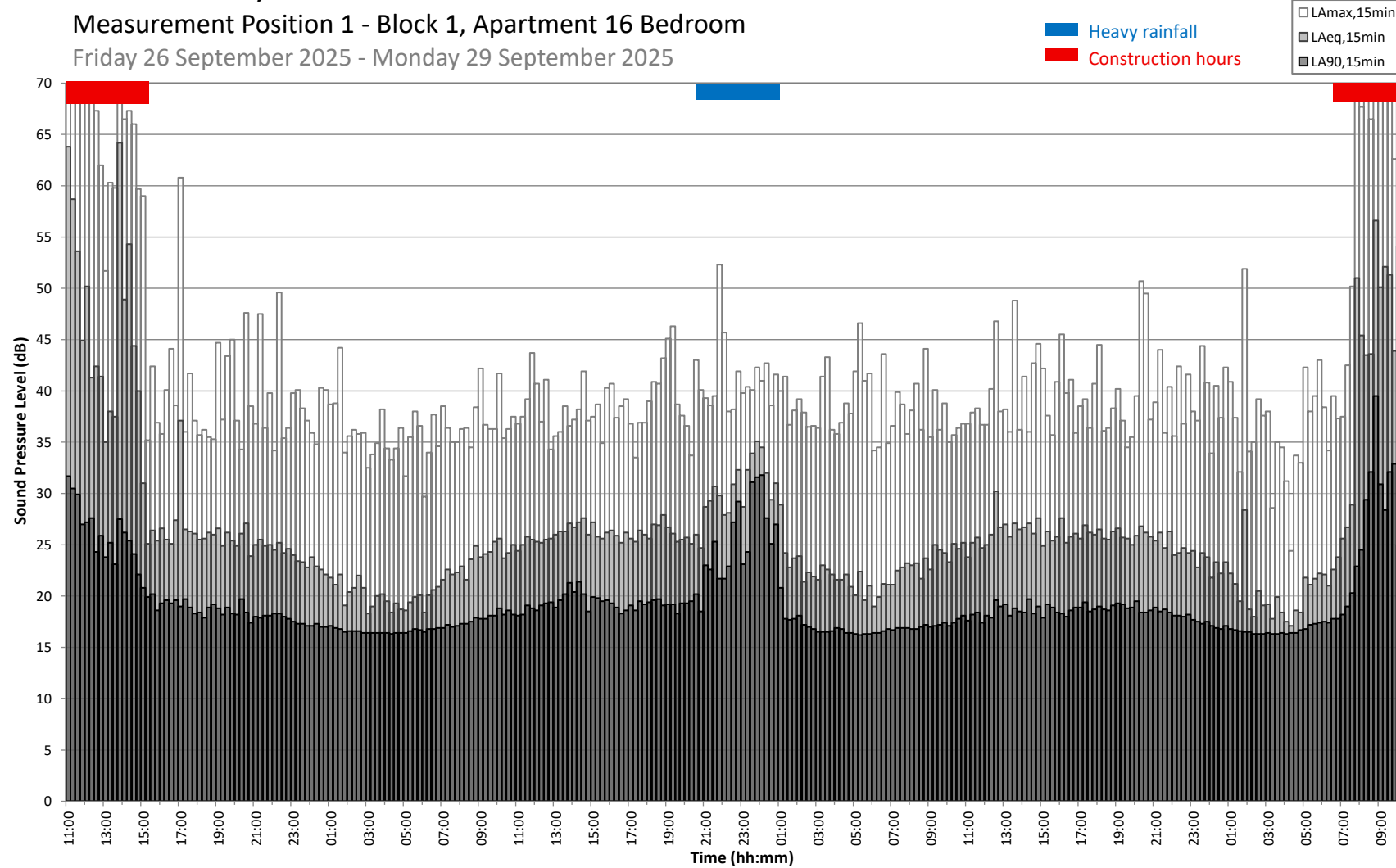
Appendix B – Time History Graphs

Victoria Park, Manchester

Measurement Position 1 - Block 1, Apartment 16 Bedroom

Friday 26 September 2025 - Monday 29 September 2025

22092-R3-

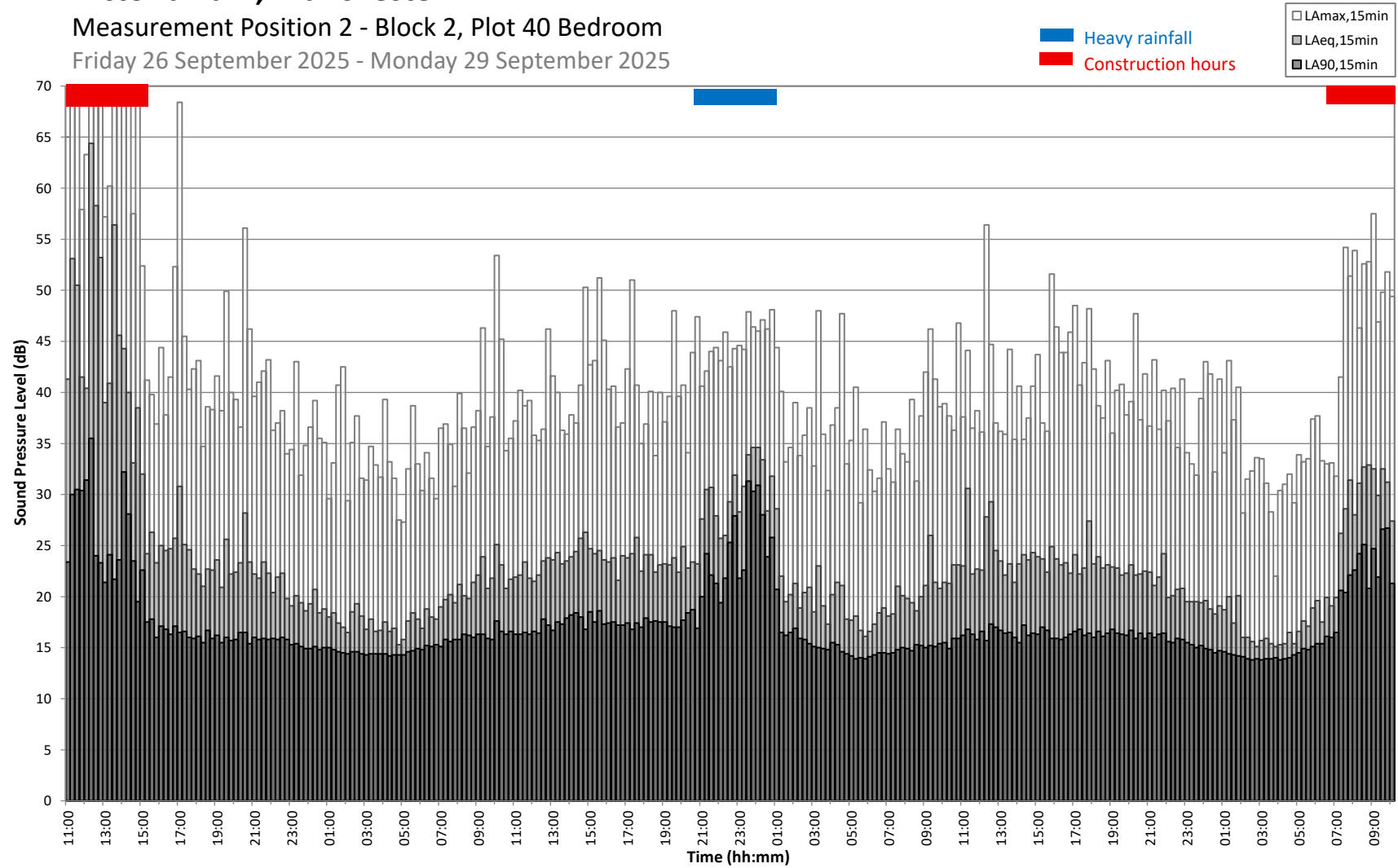


Victoria Park, Manchester

Measurement Position 2 - Block 2, Plot 40 Bedroom

Friday 26 September 2025 - Monday 29 September 2025

22092-R3-G2

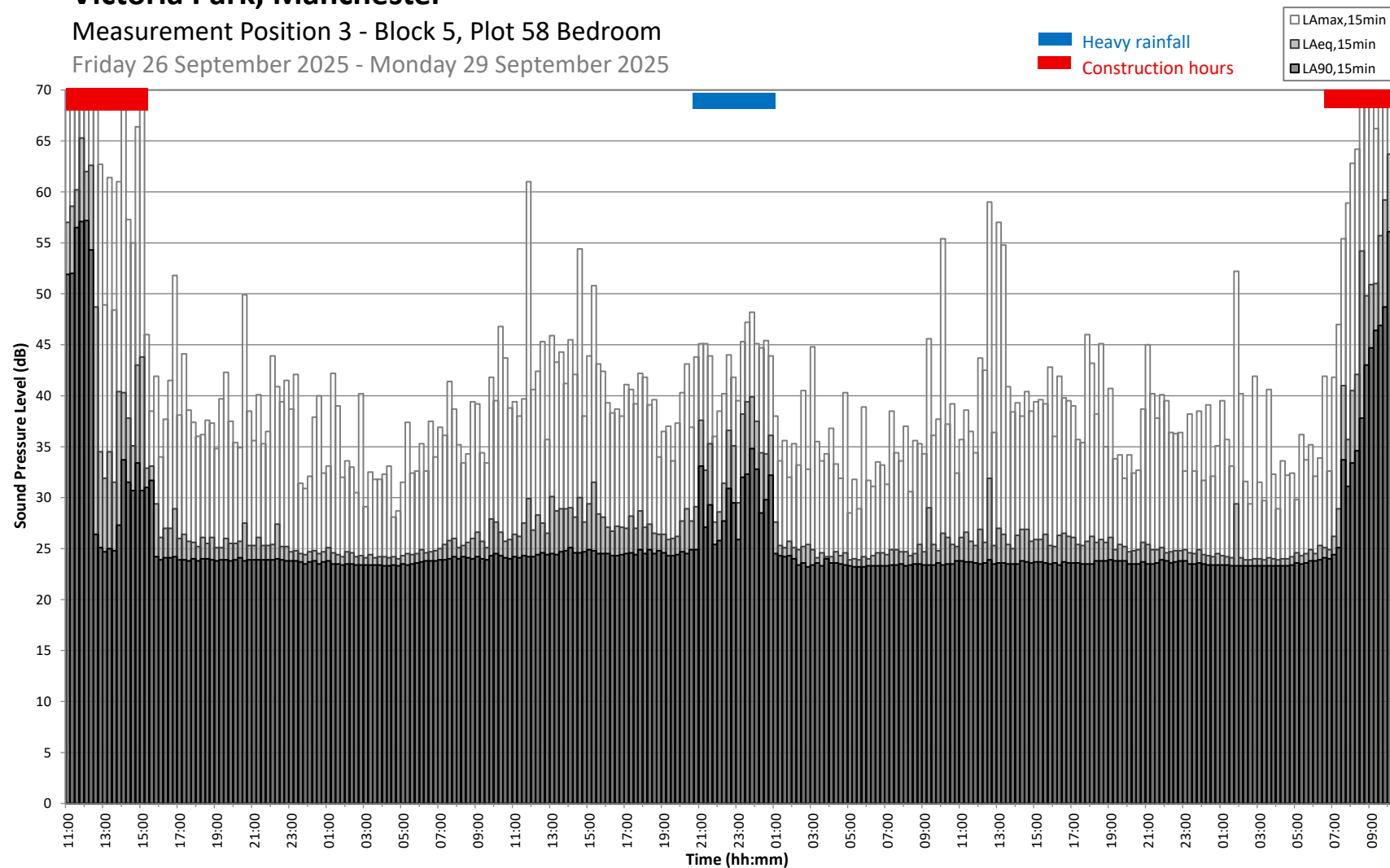


Victoria Park, Manchester

Measurement Position 3 - Block 5, Plot 58 Bedroom

Friday 26 September 2025 - Monday 29 September 2025

22092-R3-G3



Victoria Park, Manchester

Measurement Position 4 - Block 7, Plot 67 Bedroom

Friday 26 September 2025 - Monday 29 September 2025

22092-R3-G4

