023295-R13-B

6 February 2026

Eliza Yard, Poland Street Zone

Planning condition 18 discharge report (Eliza Yard)

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ACOUSTICS

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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 Eliza Yard, at the corner of Jersey Street and Poland Street in Manchester.

The site comprises an 8 storey building forming 126 residential apartments and ground floor commercial and amenity spaces.

Planning Permission has been granted under application number 139288/JO/2024.

Details of the noise insulation scheme for the development are provided in 023295-R01-C *Planning noise report* (Eliza Yard) dated 14 February 2024.

This report sets out relevant information to discharge Planning Condition 18.

Results indicate that the apartments tested are compliant with Planning Condition 18, 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 have been appointed by John Sisk & Son Ltd to provide acoustic advice on the proposed new build Manchester Life Development Company 3 Ltd scheme at Eliza Yard, at the corner of Jersey Street and Poland Street in Manchester.

The site comprises a 8 storey building forming 126 residential apartments and ground floor commercial and amenity spaces.

Planning Permission has been granted under application number 139288/JO/2024.

Details of the noise insulation scheme for the development are provided in 023295-R01-C *Planning noise report* (Eliza Yard) dated 14 February 2024.

This report sets out relevant information to discharge of planning condition 18 for the development.

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

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

2 Criteria

2.1 Local authority criteria

2.1.1 Planning condition 18

Planning condition 18 as per application number 139288/JO/2024 states the following:

> *'Notwithstanding the Acoustic Report by Sandy Brown stamped as received by the City Council, as Local Planning Authority, on the 11 May 2021, and the Planning Noise Report prepared by Sandy Brown stamped as received by the City Council as Local Planning Authority on the 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 18. 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 F, for discharging Planning Condition 18 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 below.

Table 2 Locations not able to be tested

Level	Apartment	Reason
Level 0	001	Apartment unfinished as of 27 January 2026
Level 0	002	Apartment unfinished as of 27 January 2026
Level 0	003	Apartment unfinished as of 27 January 2026
Level 0	004	Apartment unfinished as of 27 January 2026
Level 1	005	Bedroom 02 – crane operating outside room - 26 January 2026
Level 1	013	Apartment unfinished as of 27 January 2026
Level 1	015	Apartment unfinished as of 27 January 2026
Level 2	031	Apartment unfinished as of 27 January 2026
Level 2	033	Apartment unfinished as of 27 January 2026
Level 3	049	Apartment unfinished as of 27 January 2026
Level 3	051	Apartment unfinished as of 27 January 2026
Level 4	067	Apartment unfinished as of 27 January 2026
Level 4	075 (living room)	MVHR not completed as of 27 January 2026
Level 5	077 (living room)	MVHR not completed as of 27 January 2026
Level 5	085	Apartment unfinished as of 27 January 2026
Level 5	091 (living room)	MVHR not completed as of 27 January 2026
Level 7	112	Apartment unfinished as of 27 January 2026
Level 7	113	MVHR not operational – 22 January 2026
Level 7	116 (living room)	MVHR not completed as of 27 January 2026
Level 7	118 (bedroom 01)	MVHR not completed as of 27 January 2026
Level 7	119	Apartment unfinished as of 27 January 2026
Level 7	120 (bedroom 01)	MVHR not completed as of 27 January 2026
Level 7	126	Fire alarm sounding – 22 January 2026

3.1 Noise ingress due to road noise

Jersey Street and Poland Street are currently closed where these pass through the Jersey Street construction site and will not be re-opened until 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 5 apartments on site:

- Level 1-005 Living room & bedroom 01
- Level 1-011 Living room & bedroom 02
- Level 1-018 Living room & bedroom 02
- Level 2-023 Living room & bedroom 02
- Level 2-036 Living room & bedroom 02.

Graphs showing the results of the unattended measurements in each position are provided in Appendices B, C, D E and F.

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

The unattended measurements were taken over 15 minute periods continuously for the durations noted below:

- Between 21:30 and 14:15 on 13 - 14 January 2026 in apartment 011 – bedroom 2
- Between 14:50 and 15:50 on 14 – 15 January 2026 in apartment 011 – living room
- Between 21:30 and 14:30 on 13 - 14 January 2026 in apartment 036 – bedroom 2
- Between 21:15 and 14:15 on 13 - 14 January 2026 in apartment 023 – bedroom 2
- Between 15:10 and 16:20 on 14 – 15 January 2026 in apartment 018 – bedroom 2
- Between 15:10 and 16:20 on 14 – 15 January 2026 in apartment 018 – living room
- Between 14:50 and 09:05 on 23 – 26 January 2026 in apartment 005 – bedroom 01
- Between 14:50 and 09:05 on 23 – 26 January 2026 in apartment 005 – living room.

Measurement results exclude data collected between 07:00 and 17:00 hrs due to unavoidable and extraneous construction noise.

A photograph showing the measurement locations of Level 1-018 (Living room & bedroom) is provided in Figure 1 as an example.




Figure 1 Unattended measurement location (apartment 018 living room and bedroom)

3.3 Attended measurements

Attended measurements were carried out over 15 minute periods in the following 10 apartments on site:

- Level 1-006 Living room & bedroom 02
- Level 1-021 Living room & bedroom 02
- Level 2-026 Living room & bedroom 01
- Level 3-048 Living room & bedroom 02
- Level 4-068 Living room & bedroom 02
- Level 5-080 Living room & bedroom 01
- Level 5-088 Living room & bedroom 01
- Level 6-104 Living room & bedroom 01
- Level 6-111 Living room & bedroom 02
- Level 7-124 Living room & bedroom 01.

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).
- For apartments 118 and 120, noise ingress via the ceiling, (possibly due noisy plant) was noted and being investigated.

4 Measurement results

4.1 Unattended measurements

Graphs showing the results of the unattended measurements in each position are provided in Appendices B, C, D E and F.

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	Day (07:00 – 23:00) $L_{Aeq,16h}$ (dB)	Night (23:00 – 07:00) $L_{Aeq,8h}$ (dB)	Pass/fail
011 - bedroom 02 - 13 January 2026	22[1]	22	Pass
011 - bedroom 02 - 14 January 2026	–[2]	–	–
011 – living room - 14 January 2026	31[1]	–	Pass
011 – living room - 15 January 2026	–[2]	–	–
018 – bedroom 02 - 14 January 2026	15[1]	15	Pass

Apartment / Date	Day (07:00 – 23:00) $L_{Aeq,16h}$ (dB)	Night (23:00 – 07:00) $L_{Aeq,8h}$ (dB)	Pass/fail
018 – bedroom 02 - 15 January 2026	–[2]	–	–
018 – living room - 14 January 2026	17[1]	–	Pass
018 – living room - 15 January 2026	–[2]	–	–
036 – bedroom 02 - 13 January 2026	19[1]	19	Pass
036 – bedroom 02 - 14 January 2026	–[2]	–	–
023 – bedroom 02 - 13 January 2026	18[1]	18	Pass
023 – bedroom 02 - 14 January 2026	–[2]	–	–
005 – bedroom 02 - 23 January 2026	24[1]	18	Pass
005 – bedroom 02 - 24 January 2026	25	18	-
005 – bedroom 02 - 25 January 2026	18	18	Pass
005 – bedroom 02 - 26 January 2026	–[2]	–	–
Average	23	18	Pass
005 – living room - 23 January 2026	30	25	Pass
005 – living room - 24 January 2026	28	26	Pass
005 – living room - 25 January 2026	26	26	Pass
005 – living room - 26 January 2026	–[2]	–	–
Average	28	26	Pass

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

[2] Measurement affected by on site construction noise

4.2 Attended measurement results

The results of the attended noise measurements are provided in Table 4 along with comparison to the relevant noise criteria, applicable under Planning Condition 18.

Table 4 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)		
Level 1						
006	Living room	15	≤ 35	–	30	Pass
006	Bedroom 02	15	≤ 35	≤ 30	23	Pass
006	Bedroom 01	1	≤ 35	≤ 30	19	Pass
007	Bedroom 01	1	≤ 35	≤ 30	25	Pass
007	Living room	1	≤ 35	–	30	Pass
008	Bedroom 01	1	≤ 35	≤ 30	26	Pass
008	Living room	1	≤ 35	–	34	Pass
009	Living room	15	≤ 35	–	29	Pass
009	Bedroom 02	15	≤ 35	≤ 30	26	Pass
010	Living room	1	≤ 35	–	32	Pass
010	Bedroom 01	1	≤ 35	≤ 30	25	Pass
011	Bedroom 01	1	≤ 35	≤ 30	24	Pass
012	Bedroom 02	1	≤ 35	≤ 30	26	Pass
012	Living room	1	≤ 35	–	31	Pass
012	Bedroom 01	1	≤ 35	≤ 30	24	Pass
014	Bedroom 01	1	≤ 35	≤ 30	22	Pass
014	Living room	1	≤ 35	–	28	Pass
014	Bedroom 02	1	≤ 35	≤ 30	22	Pass
016	Bedroom 01	1	≤ 35	≤ 30	22	Pass
016	Living room	1	≤ 35	–	31	Pass
016	Bedroom 02	1	≤ 35	≤ 30	22	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)		
017	Bedroom 02	1	≤ 35	≤ 30	22	Pass
017	Living room	1	≤ 35	–	31	Pass
017	Bedroom 01	1	≤ 35	≤ 30	23	Pass
018	Bedroom 01	1	≤ 35	≤ 30	24	Pass
019	Living room	1	≤ 35	–	32	Pass
019	Bedroom 01	1	≤ 35	≤ 30	26	Pass
020	Living room	1	≤ 35	–	32	Pass
020	Bedroom 01	1	≤ 35	≤ 30	21	Pass
021	Living room	15	≤ 35	–	29	Pass
021	Bedroom 02	15	≤ 35	≤ 30	27	Pass
021	Bedroom 01	1	≤ 35	≤ 30	21	Pass
022	Living room	1	≤ 35	–	34	Pass
022	Bedroom 02	1	≤ 35	≤ 30	28	Pass
022	Bedroom 01	1	≤ 35	≤ 30	22	Pass
Level 2						
023	Living room	1	≤ 35	–	31	Pass
023	Bedroom 01	1	≤ 35	≤ 30	25	Pass
023	Bedroom 02	1	≤ 35	≤ 30	24	Pass
024	Living room	1	≤ 35	–	37	Pass
024	Bedroom 01	1	≤ 35	≤ 30	31	Pass [1]
024	Bedroom 02	1	≤ 35	≤ 30	26	Pass
025	Living room	1	≤ 35	–	23	Pass
025	Bedroom 01	1	≤ 35	≤ 30	32	Pass
026	Living room	15	≤ 35	–	35	Pass
026	Bedroom 01	15	≤ 35	≤ 30	28	Pass
027	Living room	15	≤ 35	–	31	Pass
027	Bedroom 01	15	≤ 35	≤ 30	25	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)		
028	Living room	1	≤ 35		33	Pass
028	Bedroom 01	1	≤ 35	≤ 30	27	Pass
029	Living room	1	≤ 35		32	Pass
029	Bedroom 01	1	≤ 35	≤ 30	28	Pass
029	Bedroom 02	1	≤ 35	≤ 30	29	Pass
030	Living room	1	≤ 35		34	Pass
030	Bedroom 01	1	≤ 35	≤ 30	27	Pass
030	Bedroom 02	1	≤ 35	≤ 30	28	Pass
032	Living room	1	≤ 35		35	Pass
032	Bedroom 01	1	≤ 35	≤ 30	27	Pass
032	Bedroom 02	1	≤ 35	≤ 30	29	Pass
034	Living room	1	≤ 35		28	Pass
034	Bedroom 01	1	≤ 35	≤ 30	23	Pass
034	Bedroom 02	1	≤ 35	≤ 30	23	Pass
035	Living room	1	≤ 35		29	Pass
035	Bedroom 01	1	≤ 35	≤ 30	24	Pass
035	Bedroom 02	1	≤ 35	≤ 30	24	Pass
036	Living room	1	≤ 35	–	29	Pass
036	Bedroom 01	1	≤ 35	≤ 30	23	Pass
036	Bedroom 02	1	≤ 35	≤ 30	23	Pass
037	Living room	1	≤ 35		25	Pass
037	Bedroom	1	≤ 35	≤ 30	22	Pass
038	Living room	1	≤ 35	–	31	Pass
038	Bedroom 01	1	≤ 35	≤ 30	27	Pass
039	Living room	1	≤ 35	–	33	Pass
039	Bedroom 02	1	≤ 35	≤ 30	23	Pass
039	Bedroom 01	1	≤ 35	≤ 30	22	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)		
040	Living room	1	≤ 35	–	30	Pass
040	Bedroom 02	1	≤ 35	≤ 30	22	Pass
040	Bedroom 01	1	≤ 35	≤ 30	23	Pass
Level 3						
041	Living room	1	≤ 35	–	33	Pass
041	Bedroom 02	1	≤ 35	≤ 30	25	Pass
041	Bedroom 01	1	≤ 35	≤ 30	24	Pass
042	Living room	1	≤ 35	–	33	Pass
042	Bedroom 02	1	≤ 35	≤ 30	24	Pass
042	Bedroom 01	1	≤ 35	≤ 30	24	Pass
043	Living room	1	≤ 35	–	27	Pass
043	Bedroom 01	1	≤ 35	≤ 30	26	Pass
044	Living room	1	≤ 35	–	31	Pass
044	Bedroom 01	1	≤ 35	≤ 30	26	Pass
045	Living room	1	≤ 35	–	33	Pass
045	Bedroom 01	1	≤ 35	≤ 30	25	Pass
046	Living room	1	≤ 35	–	31	Pass
046	Bedroom 01	1	≤ 35	≤ 30	26	Pass
047	Living room	1	≤ 35	–	32	Pass
047	Bedroom 02	1	≤ 35	≤ 30	26	Pass
047	Bedroom 01	1	≤ 35	≤ 30	26	Pass
048	Living room	15	≤ 35	–	32	Pass
048	Bedroom 02	15	≤ 35	≤ 30	27	Pass
048	Bedroom 01	1	≤ 35	≤ 30	25	Pass
050	Living room	1	≤ 35	–	32	Pass
050	Bedroom 01	1	≤ 35	≤ 30	23	Pass
050	Bedroom 02	1	≤ 35	≤ 30	27	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)		
052	Living room	1	≤ 35	–	32	Pass
052	Bedroom 02	1	≤ 35	≤ 30	26	Pass
052	Bedroom 01	1	≤ 35	≤ 30	26	Pass
053	Living room	1	≤ 35	–	32	Pass
053	Bedroom 02	1	≤ 35	≤ 30	27	Pass
053	Bedroom 01	1	≤ 35	≤ 30	27	Pass
054	Living room	1	≤ 35	–	30	Pass
054	Bedroom 02	1	≤ 35	≤ 30	23	Pass
054	Bedroom 01	1	≤ 35	≤ 30	21	Pass
055	Living room	1	≤ 35	–	35	Pass
055	Bedroom 01	1	≤ 35	≤ 30	23	Pass
056	Living room	1	≤ 35	–	27	Pass
056	Bedroom 01	1	≤ 35	≤ 30	26	Pass
057	Living room	1	≤ 35	–	32	Pass
057	Bedroom 02	1	≤ 35	≤ 30	26	Pass
057	Bedroom 01	1	≤ 35	≤ 30	27	Pass
058	Living room	1	≤ 35	–	35	Pass
058	Bedroom 02	1	≤ 35	≤ 30	23	Pass
058	Bedroom 01	1	≤ 35	≤ 30	28	Pass
Level 4						
059	Living room	1	≤ 35	–	31	Pass
059	Bedroom 02	1	≤ 35	≤ 30	21	Pass
059	Bedroom 01	1	≤ 35	≤ 30	21	Pass
060	Living room	1	≤ 35		37	Pass[1]
060	Bedroom 02	1	≤ 35	≤ 30	30	Pass
060	Bedroom 01	1	≤ 35	≤ 30	27	Pass
061	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)		
061	Bedroom 01	1	≤ 35	≤ 30	25	Pass
062	Living room	1	≤ 35		30	Pass
062	Bedroom 01	1	≤ 35	≤ 30	26	Pass
063	Living room	1	≤ 35	–	35	Pass
063	Bedroom 01	1	≤ 35	≤ 30	27	Pass
064	Living room	1	≤ 35	–	35	Pass
064	Bedroom 01	1	≤ 35	≤ 30	28	Pass
065	Living room	1	≤ 35	–	36	Pass [1]
065	Bedroom 02	1	≤ 35	≤ 30	30	Pass
065	Bedroom 01	1	≤ 35	≤ 30	30	Pass
066	Living room	1	≤ 35	–	30	Pass
066	Bedroom 02	1	≤ 35	≤ 30	23	Pass
066	Bedroom 01	1	≤ 35	≤ 30	22	Pass
068	Living room	15	≤ 35	–	31	Pass
068	Bedroom 02	15	≤ 35	≤ 30	23	Pass
068	Bedroom 01	1	≤ 35	≤ 30	24	Pass
069	Living room	1	≤ 35		28	Pass
069	Bedroom 01	1	≤ 35	≤ 30	25	Pass
069	Bedroom 02	1	≤ 35	≤ 30	22	Pass
070	Living room	1	≤ 35	–	32	Pass
070	Bedroom 02	1	≤ 35	≤ 30	26	Pass
070	Bedroom 01	1	≤ 35	≤ 30	25	Pass
071	Living room	1	≤ 35	–	29	Pass
071	Bedroom 02	1	≤ 35	≤ 30	21	Pass
071	Bedroom 01	1	≤ 35	≤ 30	25	Pass
072	Living room	1	≤ 35	–	31	Pass
072	Bedroom 02	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)		
072	Bedroom 01	1	≤ 35	≤ 30	23	Pass
073	Living room	1	≤ 35		29	Pass
073	Bedroom 01	1	≤ 35	≤ 30	23	Pass
074	Living room	1	≤ 35	–	32	Pass
074	Bedroom 01	1	≤ 35	≤ 30	25	Pass
075	Bedroom 01	1	≤ 35	≤ 30	25	Pass
075	Bedroom 02	1	≤ 35	≤ 30	26	Pass
076	Living room	1	≤ 35		32	Pass
076	Bedroom 01	1	≤ 35	≤ 30	27	Pass
076	Bedroom 02	1	≤ 35	≤ 30	24	Pass
Level 5						
077	Living room	1	≤ 35		37	Pass[1]
077	Bedroom 02	1	≤ 35	≤ 30	29	Pass
077	Bedroom 01	1	≤ 35	≤ 30	29	Pass
078	Living room	1	≤ 35	–	31	Pass
078	Bedroom 02	1	≤ 35	≤ 30	27	Pass
078	Bedroom 01	1	≤ 35	≤ 30	23	Pass
079	Living room	1	≤ 35	–	34	Pass
079	Bedroom 01	1	≤ 35	≤ 30	30	Pass
080	Living room	15	≤ 35	–	29	Pass
080	Bedroom 01	15	≤ 35	≤ 30	27	Pass
081	Living room	1	≤ 35	–	34	Pass
081	Bedroom 01	1	≤ 35	≤ 30	29	Pass
082	Living room	1	≤ 35	–	30	Pass
082	Bedroom 01	1	≤ 35	≤ 30	27	Pass
083	Living room	1	≤ 35		35	Pass
083	Bedroom 01	1	≤ 35	≤ 30	28	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)		
083	Bedroom 02	1	≤ 35	≤ 30	28	Pass
084	Living room	1	≤ 35	–	35	Pass
084	Bedroom 01	1	≤ 35	≤ 30	25	Pass
084	Bedroom 02	1	≤ 35	≤ 30	26	Pass
086	Living room	1	≤ 35	–	34	Pass
086	Bedroom 02	1	≤ 35	≤ 30	30	Pass
086	Bedroom 01	1	≤ 35	≤ 30	26	Pass
087	Living room	1	≤ 35	–	36	Pass [1]
087	Bedroom 01	1	≤ 35	≤ 30	28	Pass
087	Bedroom 02	1	≤ 35	≤ 30	27	Pass
088	Living room	15	≤ 35	–	32	Pass
088	Bedroom 02	15	≤ 35	≤ 30	27	Pass
088	Bedroom 01	1	≤ 35	≤ 30	28	Pass
089	Living room	1	≤ 35	–	33	Pass
089	Bedroom 02	1	≤ 35	≤ 30	26	Pass
089	Bedroom 01	1	≤ 35	≤ 30	27	Pass
090	Living room	1	≤ 35	–	35	Pass
090	Bedroom 02	1	≤ 35	≤ 30	27	Pass
090	Bedroom 01	1	≤ 35	≤ 30	25	Pass
091	Living room	1	≤ 35		32	Pass
091	Bedroom 01	1	≤ 35	≤ 30	29	Pass
092	Living room	1	≤ 35	–	33	Pass
092	Bedroom 01	1	≤ 35	≤ 30	27	Pass
093	Living room	1	≤ 35	–	33	Pass
093	Bedroom 02	1	≤ 35	≤ 30	25	Pass
093	Bedroom 01	1	≤ 35	≤ 30	24	Pass
094	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)		
094	Bedroom 02	1	≤ 35	≤ 30	28	Pass
094	Bedroom 01	1	≤ 35	≤ 30	26	Pass
Level 6						
095	Living room	1	≤ 35	–	37	Pass[1]
095	Bedroom 03	1	≤ 35	≤ 30	28	Pass
095	Bedroom 02	1	≤ 35	≤ 30	27	Pass
095	Bedroom 01	1	≤ 35	≤ 30	28	Pass
096	Living room		≤ 35	–	34	Pass
096	Bedroom 02	1	≤ 35	≤ 30	27	Pass
096	Bedroom 01	1	≤ 35	≤ 30	23	Pass
097	Living room	1	≤ 35	–	34	Pass
097	Bedroom 02		≤ 35	≤ 30	24	Pass
097	Bedroom 01		≤ 35	≤ 30	25	Pass
098	Living room	1	≤ 35	–	35	Pass
098	Bedroom 01	1	≤ 35	≤ 30	30	Pass
099	Living room	1	≤ 35	–	34	Pass
099	Bedroom 02	1	≤ 35	≤ 30	28	Pass
099	Bedroom 01	1	≤ 35	≤ 30	26	Pass
100	Living room	1	≤ 35	–	36	Pass[1]
100	Bedroom 01	1	≤ 35	≤ 30	30	Pass
102	Living room	1	≤ 35	–	36	Pass[1]
102	Bedroom 01	1	≤ 35	≤ 30	31	Pass[1]
102	Bedroom 02	1	≤ 35	≤ 30	30	Pass
103	Living room	1	≤ 35	–	33	Pass
103	Bedroom 01	1	≤ 35	≤ 30	26	Pass
103	Bedroom 02	1	≤ 35	≤ 30	27	Pass
104	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)		
104	Bedroom 01	15	≤ 35	≤ 30	29	Pass
104	Bedroom 02	1	≤ 35	≤ 30	31	Pass[1]
105	Living room	1	≤ 35	–	34	Pass
105	Bedroom 01	1	≤ 35	≤ 30	27	Pass
105	Bedroom 02	1	≤ 35	≤ 30	28	Pass
106	Living room	1	≤ 35		35	Pass
106	Bedroom 01	1	≤ 35	≤ 30	27	Pass
106	Bedroom 02	1	≤ 35	≤ 30	30	Pass
107	Living room	1	≤ 35	–	33	Pass
107	Bedroom 01	1	≤ 35	≤ 30	29	Pass
108	Living room	1	≤ 35	–	33	Pass
108	Bedroom 01	1	≤ 35	≤ 30	25	Pass
108	Bedroom 02	1	≤ 35	≤ 30	26	Pass
109	Living room	1	≤ 35	–	34	Pass
109	Bedroom 01	1	≤ 35	≤ 30	29	Pass
110	Living room	1	≤ 35	–	36	Pass[1]
110	Bedroom 01	1	≤ 35	≤ 30	27	Pass
110	Bedroom 02	1	≤ 35	≤ 30	29	Pass
111	Living room	15	≤ 35	–	35	Pass
111	Bedroom 02	15	≤ 35	≤ 30	27	Pass
111	Bedroom 01	1	≤ 35	≤ 30	25	Pass
Level 7						
114	Living room	1	≤ 35	–	36	Pass[1]
114	Bedroom 01	1	≤ 35	≤ 30	29	Pass
115	Living room	1	≤ 35	–	37	Pass[1]
115	Living room	1	≤ 35	–	34	Pass
115	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)		
115	Bedroom02	1	≤ 35	≤ 30	30	Pass
116	Bedroom 01	1	≤ 35	≤ 30	32	Pass
117	Living room	1	≤ 35	–	37	Pass[1]
117	Bedroom 01	1	≤ 35	≤ 30	29	Pass
117	Bedroom 02	1	≤ 35	≤ 30	30	Pass
118	Living room	1	≤ 35	–	37	Pass[1]
118	Bedroom 02	1	≤ 35	≤ 30	28	Pass
118	Bedroom 03	1	≤ 35	≤ 30	27	Pass
120	Living room	1	≤ 35	–	36	Pass[1]
120	Bedroom 02	1	≤ 35	≤ 30	29	Pass
120	Bedroom 03	1	≤ 35	≤ 30	26	Pass
121	Living room	1	≤ 35	–	34	Pass
121	Bedroom 01	1	≤ 35	≤ 30	27	Pass
121	Bedroom 02	1	≤ 35	≤ 30	30	Pass
121	Bedroom 03	1	≤ 35	≤ 30	29	Pass
122	Living room	1	≤ 35	–	35	Pass
122	Bedroom 01	1	≤ 35	≤ 30	26	Pass
122	Bedroom 02	1	≤ 35	≤ 30	26	Pass
123	Living room	1	≤ 35	–	36	Pass[1]
123	Bedroom 01	1	≤ 35	≤ 30	30	Pass
124	Living room	15	≤ 35	–	37	Pass[1]
124	Bedroom 01	15	≤ 35	≤ 30	27	Pass
125	Living room	1	≤ 35	–	34	Pass
125	Bedroom 01	1	≤ 35	≤ 30	25	Pass
125	Bedroom 02	1	≤ 35	≤ 30	26	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 assessed met the relevant criteria applicable under Planning Condition 18 criteria or are considered to be within measurement tolerance.

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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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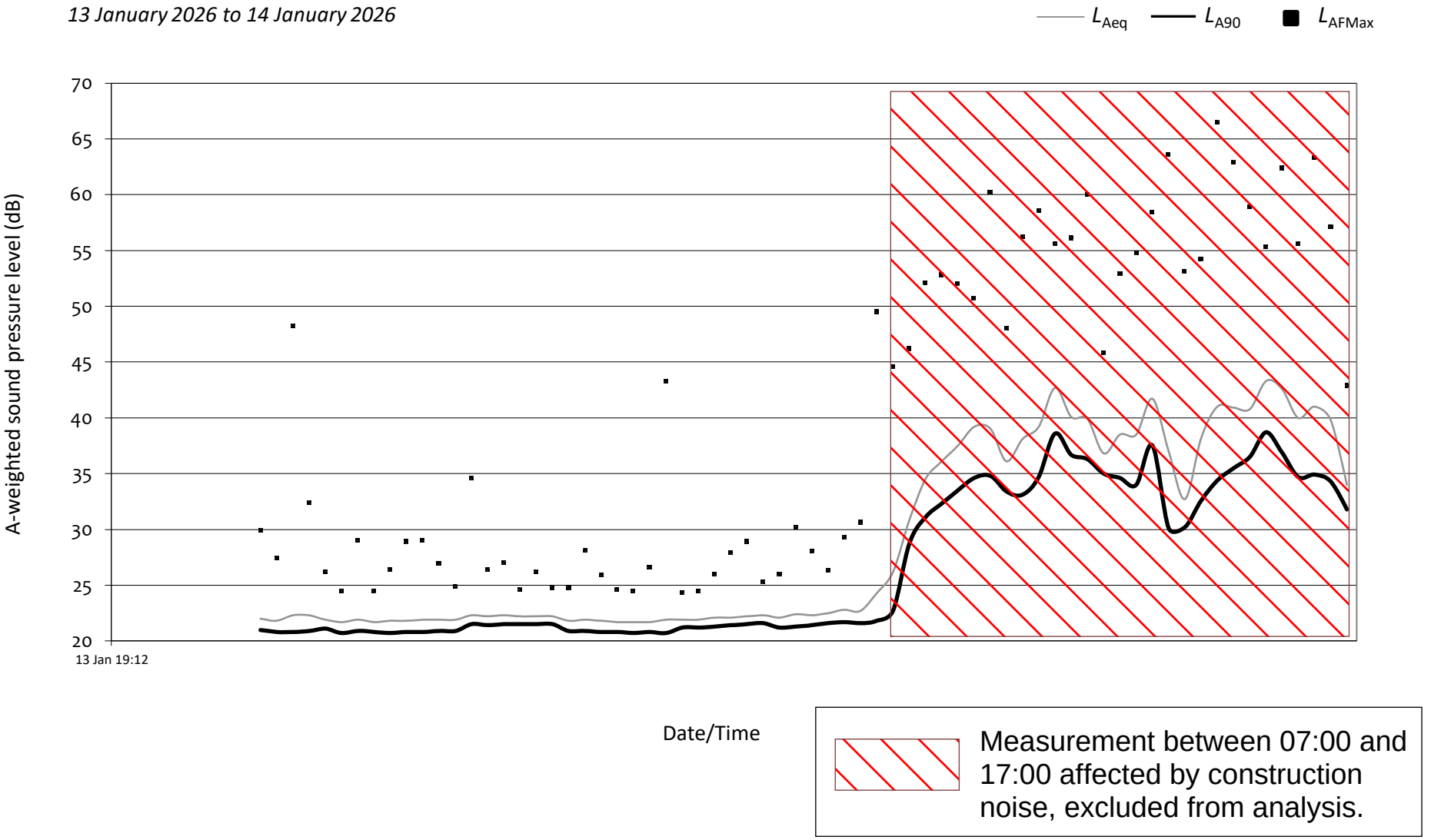
Appendix B

Results of unattended measurement in apartment 011 – bedroom 02 and living room

Eliza Yard, Poland Street Zone, Manchester

Results of noise logging survey in apartment 011 - bedroom 02

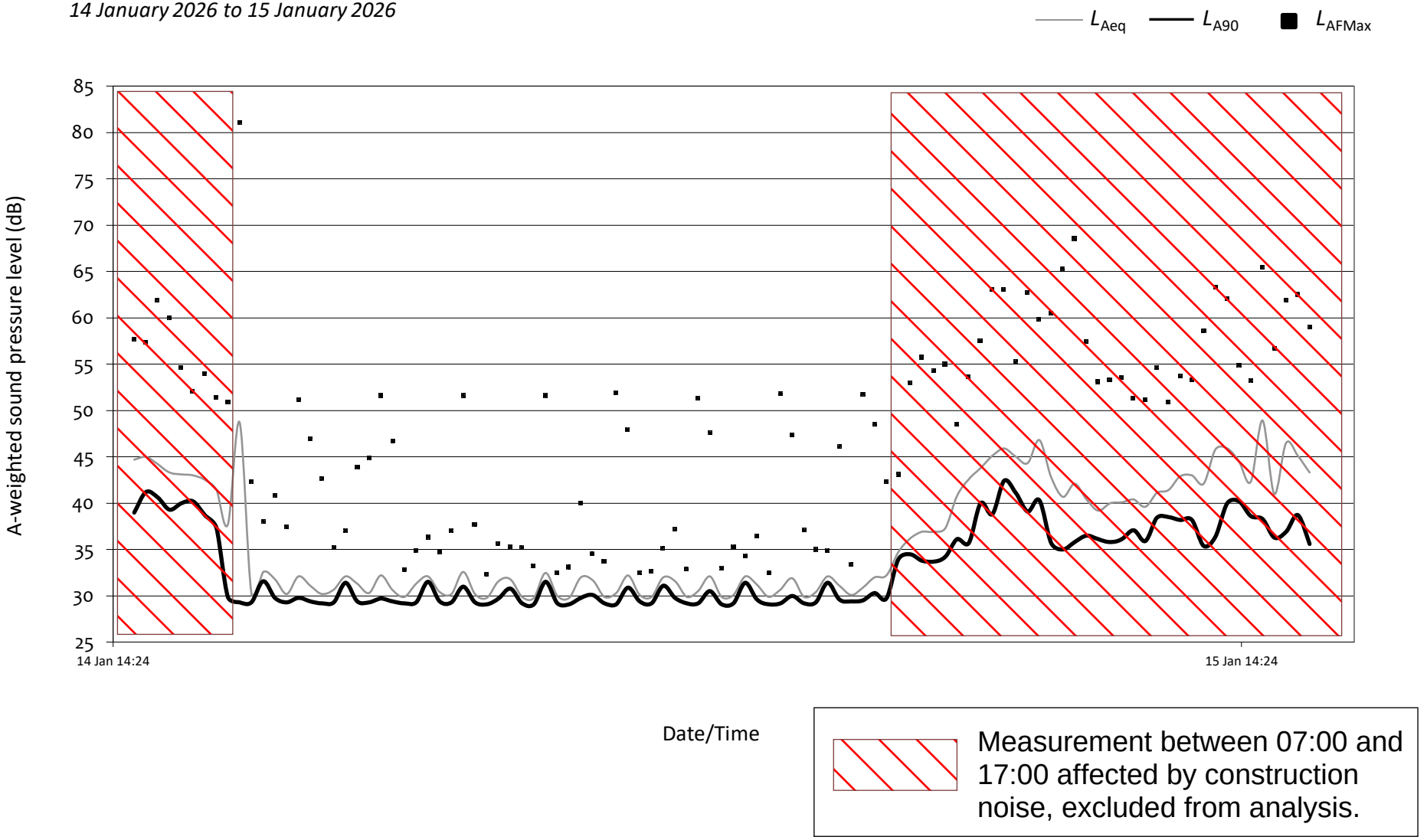
13 January 2026 to 14 January 2026



Eliza Yard, Poland Street Zone, Manchester

Results of noise logging survey in apartment 011 - living room

14 January 2026 to 15 January 2026



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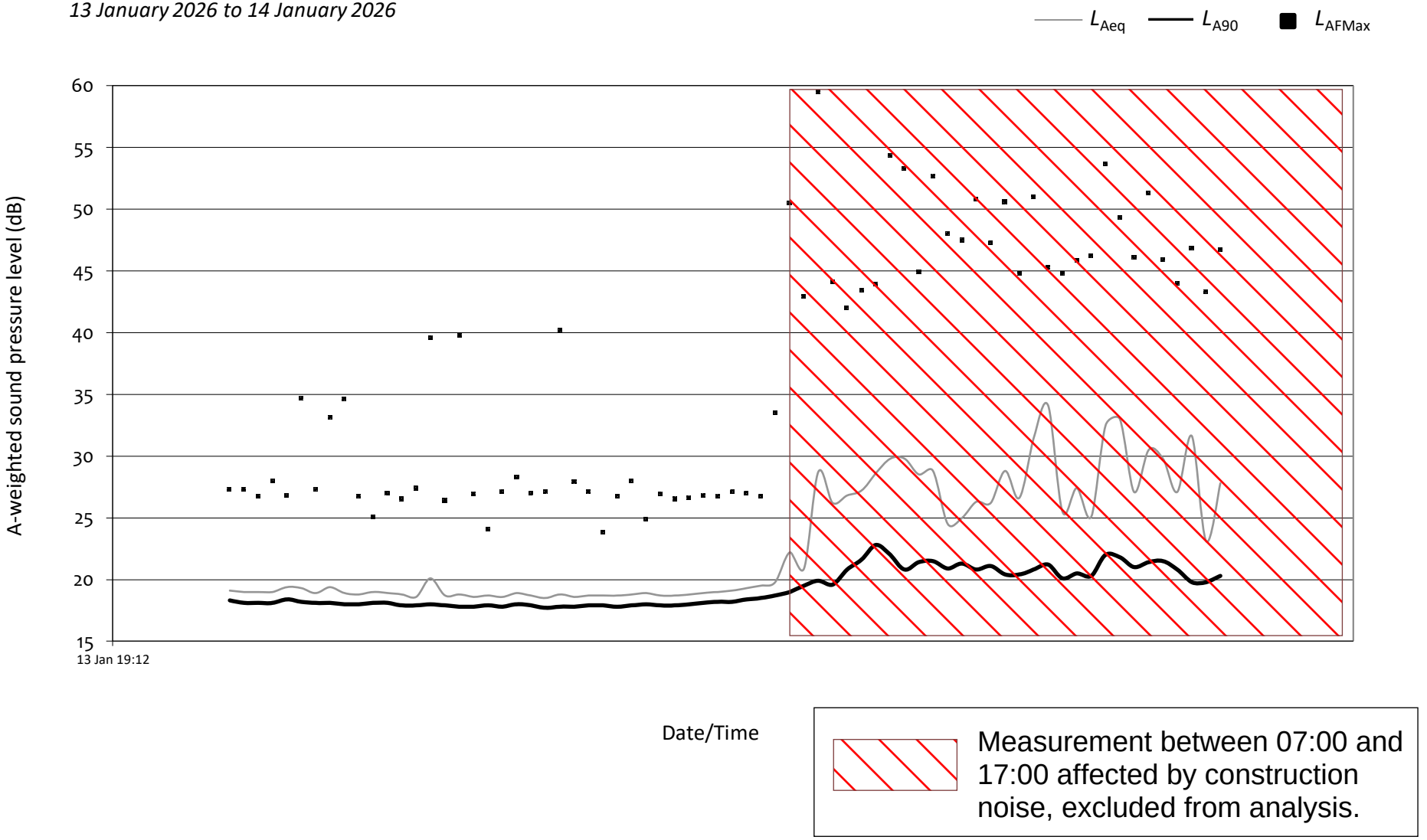
Appendix C

Results of unattended measurement in apartment 036 – bedroom 02

Eliza Yard, Poland Street Zone, Manchester

Results of noise logging survey in apartment 036 - bedroom 02

13 January 2026 to 14 January 2026



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ACOUSTICS

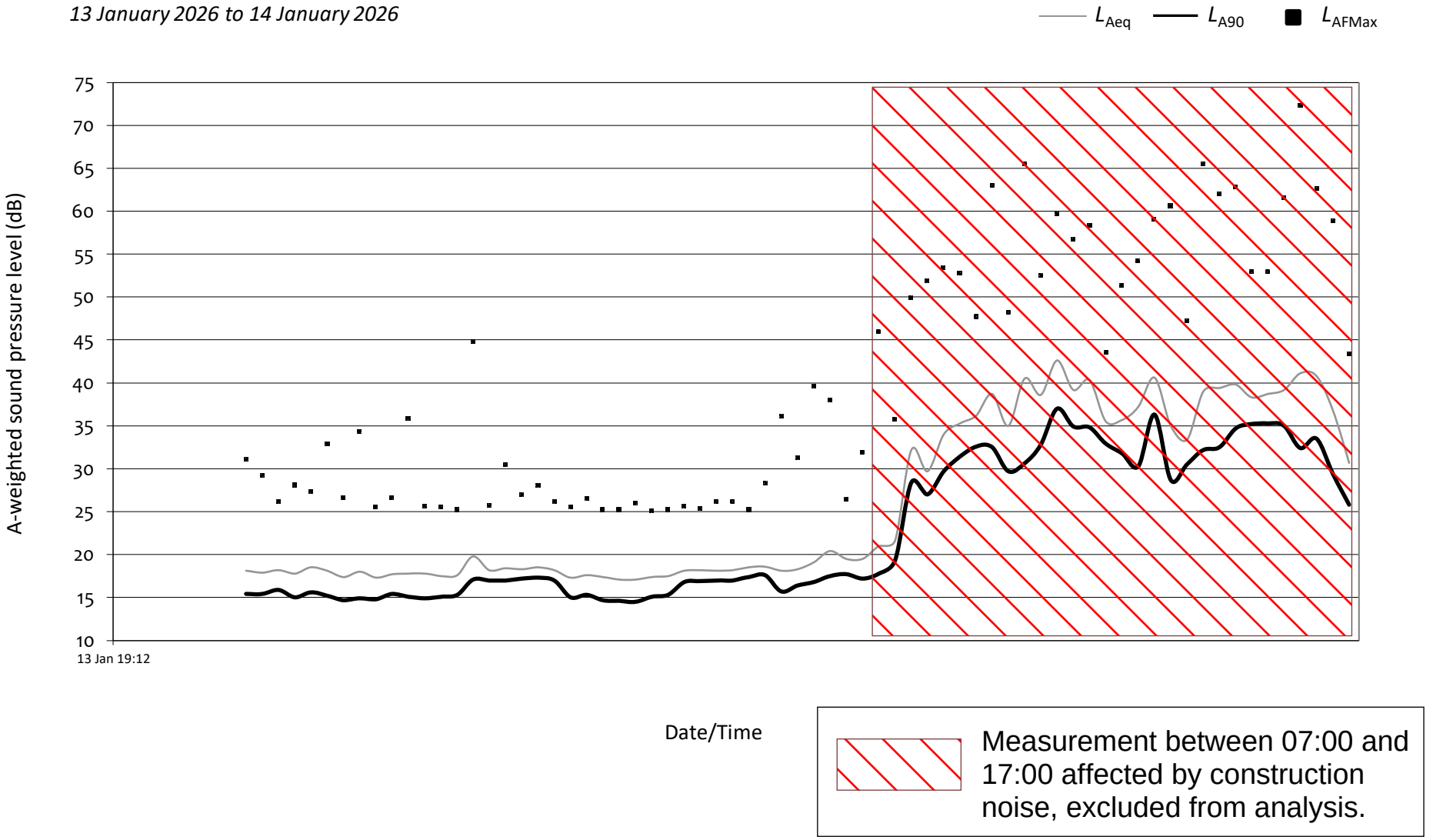
Appendix D

Results of unattended measurement in apartment 023 – bedroom 02

Eliza Yard, Poland Street Zone, Manchester

Results of noise logging survey in apartment 023 - bedroom 02

13 January 2026 to 14 January 2026



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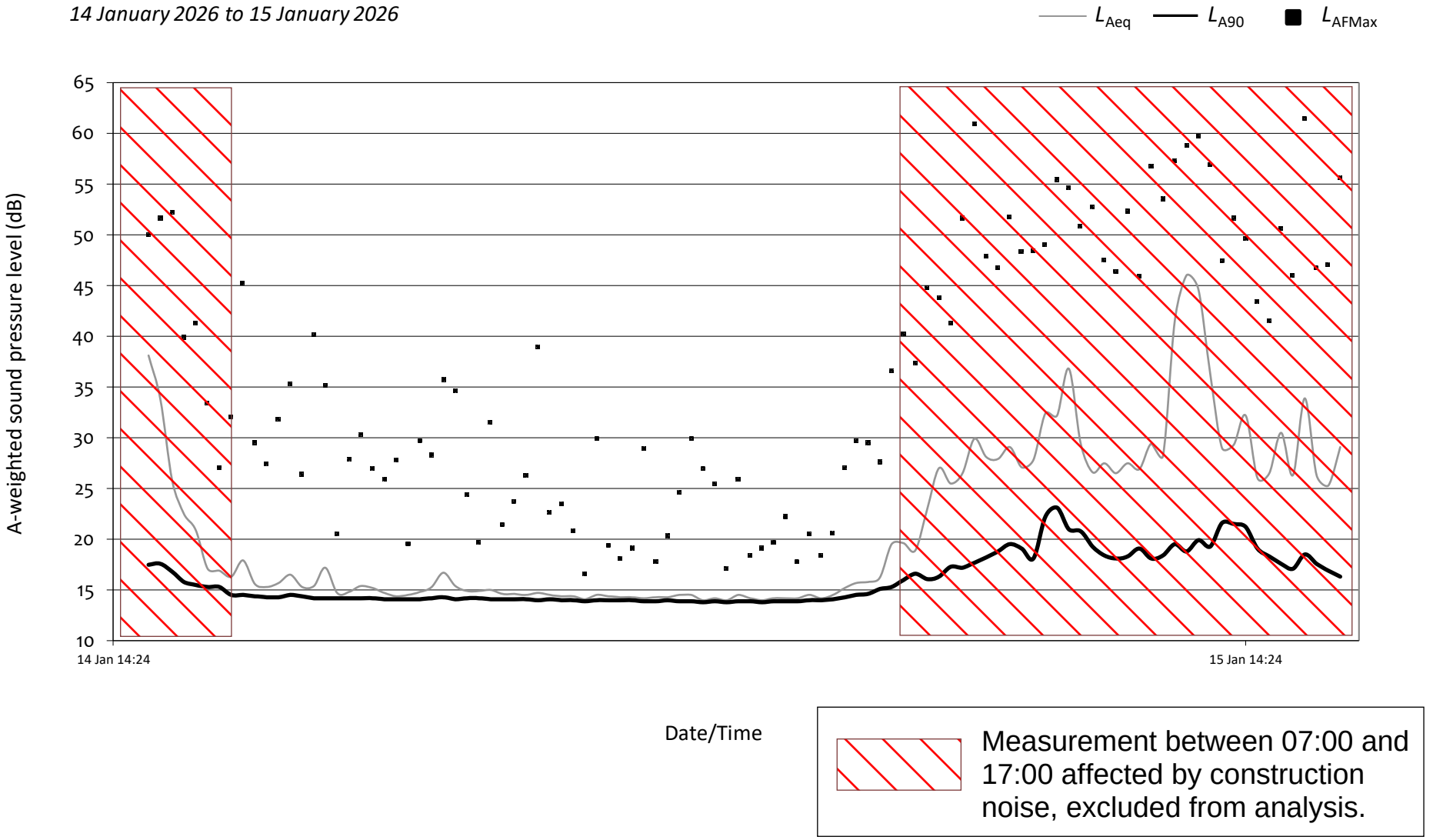
Appendix E

Results of unattended measurement in apartment 018 – bedroom 02 and living room

Eliza Yard, Poland Street Zone, Manchester

Results of noise logging survey in apartment 018 - bedroom 02

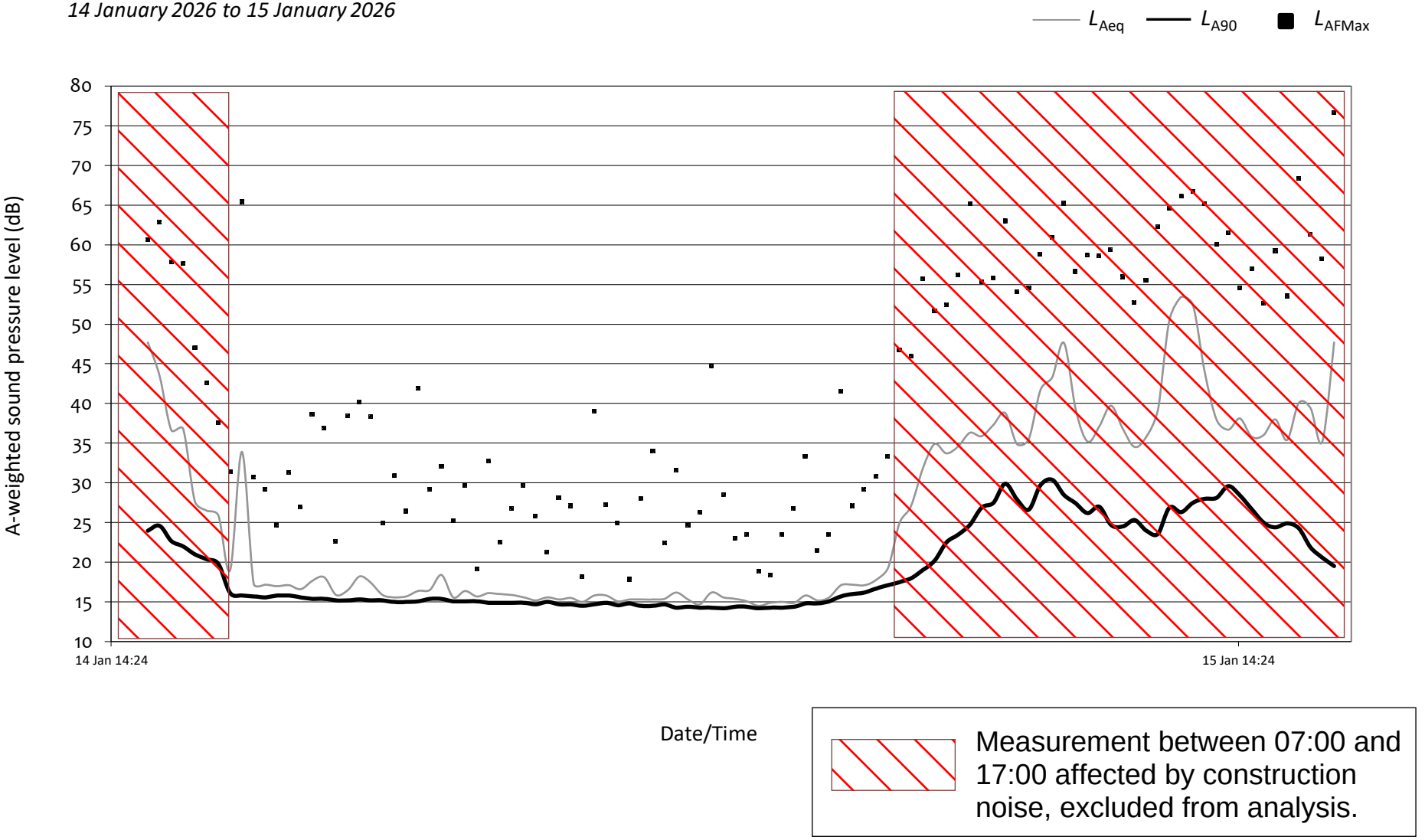
14 January 2026 to 15 January 2026



Eliza Yard, Poland Street Zone, Manchester

Results of noise logging survey in apartment 018 - living room

14 January 2026 to 15 January 2026



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ACOUSTICS

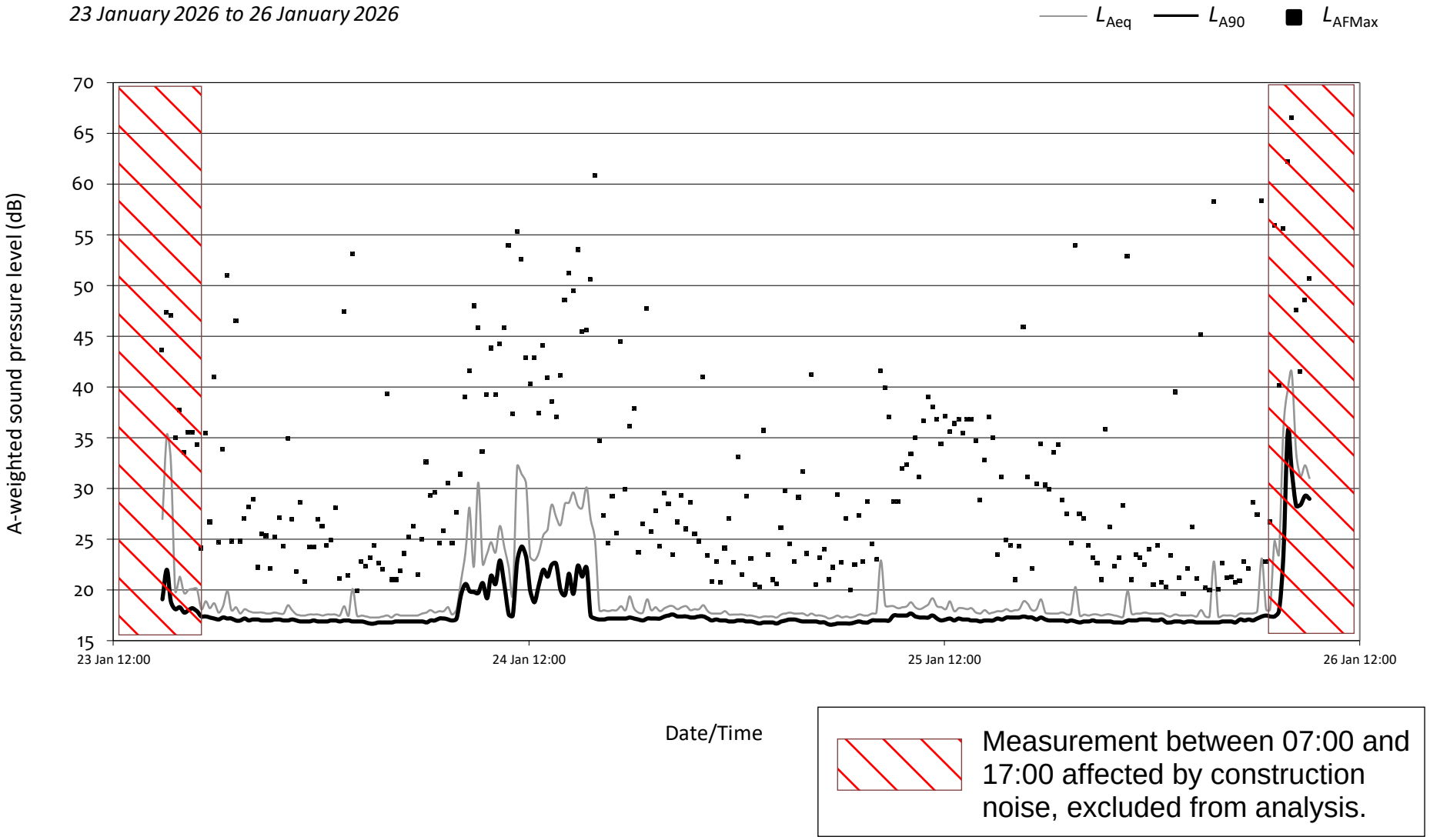
Appendix F

Results of unattended measurement in apartment 005 – bedroom 01 and living room

Eliza Yard, Poland Street Zone, Manchester

Results of noise logging survey in apartment 005 - bedroom 01

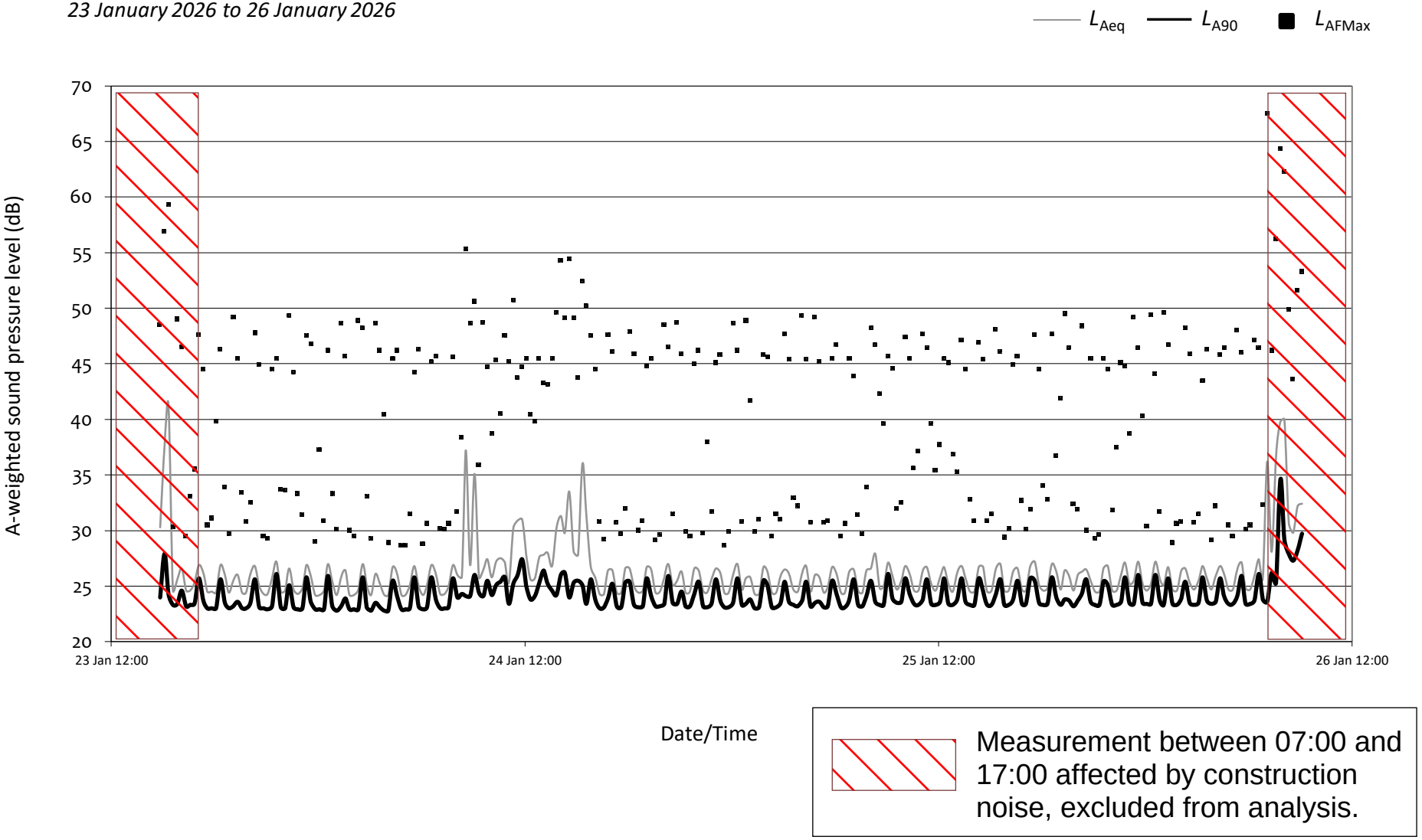
23 January 2026 to 26 January 2026



Eliza Yard, Poland Street Zone, Manchester

Results of noise logging survey in apartment 005 - living room

23 January 2026 to 26 January 2026



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Appendix G

Mark-up of measurement locations

Title	Internal ambient noise level measurement locations
Project	Eliza Yard, Poland St Zone
Project no.	23295
Version	A
Marked-up by	JP
Reviewed by	JA
Date	4 February 2026

Key:

1 — 1 minute sample measurement

15 — 15 minute sample measurement

8 — 8 hour sample measurement

16 — 16 hour sample measurement

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Rooms not ready as of 2026-01-27

Ground level

Could not be completed due to external crane noise 2026-01-27

Rooms not ready as of 2026-01-27

Level 1

Drawing Series	Drawing Series No's
100000	Specification
001000	GA Site Plan
042000	GA Block Plans
043000	GA Block Key Plans
044000	GA Sections
045000	GA Elevations
046000	GA Material Elevations
047000	GA Detailed Elevations
048000	GA Detailed Elevations
021000	GA Wall Type Plans
022000	GA Floor Tune Plans
051000	Fabric Types
061000	Joinery
062000	Envelope Details
063000	Roof Details
071000	Internal Doors
072000	External Doors
073000	Ironmongery
074000	Metalwork
081000	Internal Finishes
082000	Stairs
083000	Internal Doors
084000	External Doors
086000	Finishes and Ceilings

Drawing Series	Drawing Series No's
100000	Specification
001000	GA Site Plan
042000	GA Block Plans
043000	GA Block Key Plans
044000	GA Sections
045000	GA Elevations
046000	GA Material Elevations
047000	GA Detailed Elevations
048000	GA Detailed Elevations
021000	Block Fire Compartments
022000	GA Floor Tune Plans
051000	GA Floor Type Plans
061000	Fabric Types
062000	Joinery
063000	Envelope Details
071000	Roof Details
072000	Internal Doors
073000	External Doors
074000	Ironmongery
081000	Metalwork
082000	Internal Finishes
083000	Stairs
084000	Internal Doors
086000	External Doors
	Finishes and Ceilings

Sheet Ref - 04332

Rooms not ready as of 2026-01-27

Level 2

Drawing Series	Drawing Series No's
100000	Specification
101000	GA Site Plan
042000	GA Block Plans
043300	Setting Out Block Plans
044300	GA Sections
045300	GA Elevations
047300	GA Material Elevations
048300	GA Detailed Elevations
050000	Block Fire Compartments
051000	GA Multi Type Plans
051100	GA Unit Type Plans
053000	Fabric Types
061000	Substructure
062000	Structural Details
064000	Roof Details
065000	Internal Details
066000	Internal Doors
071000	External Windows & Curt.
073000	External Doors
081000	Apartment Plans
081300	Stairs
082000	Internal Doors
083000	Bathroom Types
086000	Finishes and Ceilings

Drawing Series	Drawing Series No's
100000	Specification
101000	GA Site Plan
042000	GA Block Plans
043300	Setting Out Block Plans
044300	GA Sections
045300	GA Elevations
047300	GA Material Elevations
048300	GA Detailed Elevations
050000	Block Fire Compartments
051000	GA Multi Type Plans
051100	GA Floor Type Plans
053000	Fabric Types
061000	Substructure
062000	Structural Details
064000	Roof Details
065000	Internal Details
066000	Internal Doors
071000	External Windows & Curt.
073000	External Doors
081000	Apartment Plans
081300	Stairs
082000	Internal Doors
083000	Bathroom Types
086000	Finishes and Ceilings

Shear Rer - (4032)

Rooms not ready as of 2026-01-27

Level 3

Rooms not ready
as of 2026-01-27

Sheet Ref - 04341

Rooms not ready
as of 2026-01-27

Level 4

Rooms not ready
as of 2026-01-27

Drawing Series	Drawing Series No's
100000	Specification
021000	GA Site Plan
042000	GA Block Plans
043000	GA Block Typical Plans
044000	GA Sections
045000	GA Elevations
047000	GA Material Elevations
048000	GA Detailed Elevations
050000	Block Fire Compartmentation
051000	Block Travel Distance Plans
051500	GA Floor Type Plans
052000	GA Roof Plans
061000	Substructure
062000	Envelope Details
062500	Roof Details
063000	Internal Details
070000	External Doors
072000	Internal Doors, Screens & Curt
072300	Metalwork
080300	Apartment Plans
081000	Finishes
082000	Internal Doors
082500	Ironmongery
085000	Finishes and Ceilings

Drawing Series	Drawing Series No's
100000	Specification
021000	GA Site Plan
042000	GA Block Plans
043000	GA Block Typical Plans
044000	GA Sections
045000	GA Elevations
047000	GA Material Elevations
048000	GA Detailed Elevations
050000	Block Fire Compartmentation
051000	Block Travel Distance Plans
051500	GA Floor Type Plans
052000	GA Roof Plans
061000	Substructure
062000	Envelope Details
062500	Roof Details
063000	Internal Details
070000	External Doors
072000	Internal Doors, Screens & Curt
072300	Metalwork
080300	Apartment Plans
081000	Finishes
082000	Internal Doors
082500	Ironmongery
085000	Finishes and Ceilings

[Sheet Ref - 043304]

Rooms not ready
as of 2026-01-27

Rooms not ready
as of 2026-01-27

Level 5

Drawing Series	Drawing Series No's
100000	Specification
010100	GA Site Plan
020100	GA Block Plans
043300	Sekisui DuoStock Plans
044300	GA Sections
045300	GA Elevations
047300	GA Material Elevations
048300	GA Detailed Elevations
050300	Block Fire Compartments
051300	GA Wall Type Plans
052300	GA Floor Type Plans
061500	Cabin Types
061600	Substructure
062300	Superstructure
064500	Roof Details
065300	Internal Details
066300	Apartment Plans
071500	External Windows & Curtain Walling
072300	External Doors
081300	Stairs
082300	Balcony Decks
091300	Bathroom Types
093300	Finishes and Ceilings

Drawing Series	Drawing Series No's
100000	Specification
010100	GA Site Plan
020100	GA Block Plans
043300	Sekisui DuoStock Plans
044300	GA Sections
045300	GA Elevations
047300	GA Material Elevations
048300	GA Detailed Elevations
050300	Block Fire Compartments
051300	GA Wall Type Plans
052300	GA Floor Type Plans
061500	Cabin Types
061600	Substructure
062300	Superstructure
064500	Roof Details
065300	Internal Details
066300	Apartment Plans
071500	External Windows & Curtain Walling
072300	External Doors
081300	Stairs
082300	Balcony Decks
091300	Bathroom Types
093300	Finishes and Ceilings

Sheet Ref - 043301

Sheet Ref - 043301

Level 6

MVHR not operational 2026-01-22

Rooms not ready as of 2026-01-27

Rooms not ready as of 2026-01-27

Rooms not ready as of 2026-01-27

Rooms not ready as of 2026-01-27

Rooms not ready as of 2026-01-27

Fire alarm not disabled 2026-01-22

Level 7

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