

Technical Memorandum

To: Shuja Rehman (Xenon 303 Ltd)

From: Mike Potts (EnviroSolution Ltd)

CC:

Date: 22 January 2026

Re: 492 – 494 Claremont Road, Rusholme, Manchester. Additional information with regard to maximum noise levels and ventilation/overheating matters

Introduction

This technical memorandum has been prepared by Mike Potts of EnviroSolution Ltd; Mr Potts is a Member of the Institute of Acoustics (MIOA) and is an Acoustic Consultant with over 25 years' experience in environmental noise assessment, within both regulatory and private industry roles at a senior level and including experience in the provision of Expert Witness evidence at Public Inquiry.

This document supplements the previous assessment reports^{1,2} and provides additional details with regards measured maximum noise levels, and discussion of ventilation and overheating prevention matters.

Background

As part of the planning application process for this development, a noise assessment was undertaken in 2021¹, incorporating a noise measurement survey, which identified that the site was subject to elevated levels of noise associated with the movement of vehicles on Claremont Road. Consequently, the noise report recommended "... uprated glazing for first floor bedrooms facing the roads ...".

The development was granted planning approval (Decision Notice dated October 2023) with a planning condition which required:

"Prior to first occupation of the residential units, 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 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."

¹ Echo Acoustics (21/10/2021) "Residential development at 492 to 494 Claremont Road, Rusholme, Manchester M14 5WA: Noise Assessment"

² EnviroSolution Ltd (11/10/2024) "492 – 494 Claremont Road, Rusholme, Manchester. Confirmation of suitable internal acoustic conditions in newly constructed properties" (Technical Memorandum)

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance and to reduce the potential for overheating, pursuant to Core Strategy Policy DM1”.

The 'Informative' to the Decision Notice noted that:

“In order to discharge the acoustic insulation condition from this approval 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 LAeq (individual noise events shall not exceed 45 dB LAmax,F by more than 15 times)

Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq

Gardens and terraces (daytime) 55 dB LAeq”

Consequently, a further assessment was undertaken in 2024², setting out post-construction measured noise levels, using data gathered between 9:15am on Friday 13 September and 0:450 on Tuesday 17 September 2024, within a first floor bedroom in one of the properties immediately overlooking Claremont Road.

That assessment concluded:

“The data show that the measured day time noise levels in the bedroom were 33 dB LAeq,16h, and night time noise levels were between 27 and 34 dB LAeq,8h and up to 49 dB LAmax. It is often the case that noise levels on weekends are elevated, as is seen with the night time data for the Saturday night; the median night time ambient noise level was calculated to be 29 dB LAeq,8h. It is also worth noting that, when furnished, noise levels within the bedroom are likely to be between 3 and 5 dB lower as soft furnishings absorb significant amounts of sound energy.

It is also noted that a higher specification of glazing has been provided in bedrooms, as required in the noise assessment report¹.

In light of these considerations, it is concluded that day time ambient (LAeq) noise levels, within the habitable rooms of the development, are below the levels set in the pre-commencement condition whilst maximum (LAmax) night time noise levels, when the rooms are furnished, will be within 1 dB (above or below) of the conditioned level.

The assessment concludes, therefore, that the up-rated glazing installed is providing a suitable level of sound insulation to ensure suitable acoustic conditions for residents of the houses, and that the planning condition can be considered to have been discharged.”

In response, the Local Planning Authority provided the following comments:

“Condition 3 is currently unable to be discharged.

The Council is in receipt of an Acoustic Report that was prepared in 2021 and a Tech Memorandum by EnviroSolution dated Oct 2024. There has been no reference of overheating and justification as to why mechanical ventilation has not been included in the memorandum. Saturday night results are higher than MCC guidelines, the explanation being that weekends are noisier. Worst case scenarios needed to be taken into account for mitigation. Furthermore the LAmax shows that it exceeds 45dB however it does not state how many times a night this occurs”.

Responses to LPA comments

With respect to the maximum (dB LAmax) noise levels, it can be confirmed that the greatest maximum level of 49 dB LAmax provided within the 2024 report² was the 10th highest value; a review of the data, in accordance with the LPA's requirement in the Informative to the 2023 Decision Notice, finds that the 15th highest maximum noise level was 47 dB LAmax.

As noted in the 2024 Technical Memorandum, the measurements were made in an unfurnished room with laminate flooring; once furnished, noise levels in the bedrooms would be expected to reduce by several dB, to **below the 45 dB LAmax guideline value in BS 8233.**

This would suggest that the provision of mechanical ventilation is unnecessary.

With respect to overheating, Approved Document O to the Building Regulations 2010 states that:

“3.2 In locations where external noise may be an issue (for example, where the local planning authority considered external noise to be an issue at the planning stage), the overheating mitigation strategy should take account of the likelihood that windows will be closed during sleeping hours (11pm to 7am).

3.3 Windows are likely to be closed during sleeping hours if noise within bedrooms exceeds the following limits.

a. 40dB $L_{Aeq,T}$, averaged over 8 hours (between 11pm and 7am).

b. 55dB L_{AFmax} , more than 10 times a night (between 11pm and 7am)”.

The data recorded in 2024 show that these levels are not exceeded and that the opening of windows is a suitable overheating prevention strategy, in accordance with the requirements of Approved Document O.

Should the LPA deem that this is still not sufficient, it has been agreed that the Applicant can provide mechanical ventilation units, similar to those shown in Appendix A, in bedrooms overlooking Claremont Road and Victory Street although this, evidently, would subject the Applicant to additional, unreasonable, cost and delay.

Conclusion

In light of these considerations, it is concluded that suitable internal noise levels will be achieved in the bedrooms of the properties and that Condition 3 can be considered to have been discharged.

Appendix A: suggested mechanical ventilation unit



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