dBx Acoustics Ltd, Tower House, 269 Walmersley Road, Bury BL9 6NX

0161 711 0320

22093-L23A-BT

Denis McHugh

McGoff Construction Ltd

1 George Court

Altrincham

WA14 5UA

23/04/2026

Dear Denis,

DOWNTOWN VICTORIA NORTH– PLANNING CONDITION 17 VERIFICATION

Planning Condition 17 relates to plant noise emissions, and is reproduced below.

Planning Condition 17

(a) Prior to the first occupation of the development, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

(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. Any measures shall thereafter retained and maintained in situ.

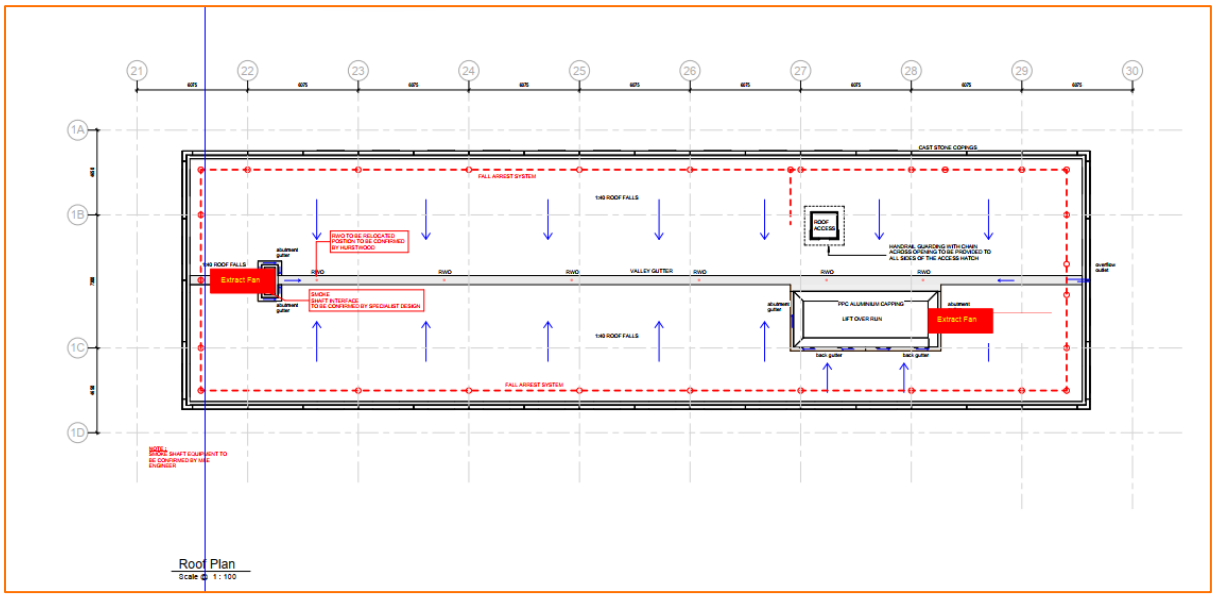
Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

It should be noted that there is no fixed plant associated with this scheme. The only plant is three emergency smoke extract fans. These units do not run continuously, but only in the event of an emergency, with occasional testing in the daytime period.

Manchester City Council's usual criterion for emergency plant is to achieve a noise level no higher than 10dB above background noise level in the day, with testing to be carried out in the daytime period only (09:00h-17:00h), on a working weekday only.

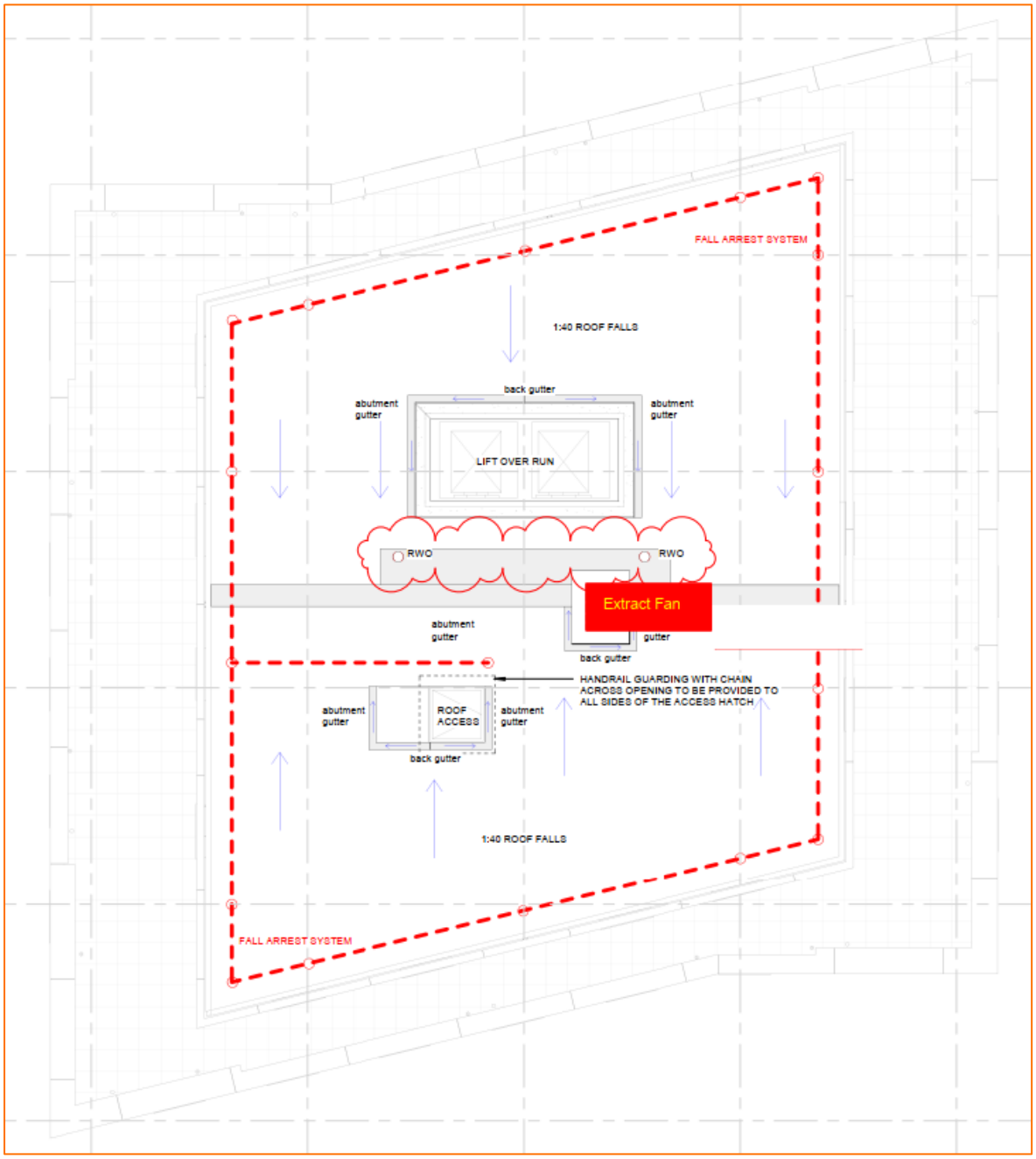
The plant comprises three smoke extract fans; two on Block 1, and one on Block 2, as indicated in Figures 1 and 2, below. The two fans on Block 1 operate in run and standby mode, and as such, only one would ever operate at any time. During testing, only one of the three fans would ever run.

Figure 1 – Block 1 Plant Arrangement



dBx Acoustics Ltd, Tower House, 269 Walmersley Road, Bury BL9 6NX
Registered in England and Wales, Number 08371474

Figure 2 – Block 2 Plant Arrangement

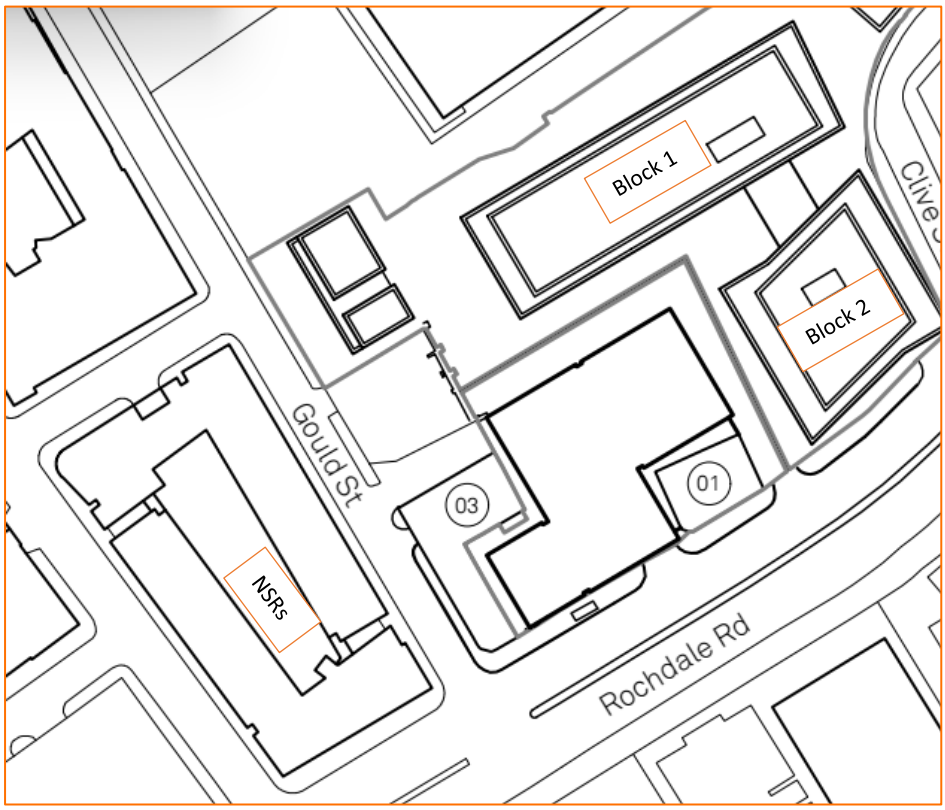


dBx Acoustics Ltd, Tower House, 269 Walmersley Road, Bury BL9 6NX

Registered in England and Wales, Number 08371474

The nearest noise sensitive receptors (NSRs) are the Flats on Gould Street, shown in Figure 3, below.

Figure 3 – Site Plan



The NSRs have a direct line of sight to the plant from the upper floors.

The fans discharge to the east (i.e. away from the NSRs). The nearest NSRs to the east are on Dalton Street, at around 345m from the plant.

dBx Acoustics attended site on Friday 17th April 2026 to measure the noise from the smoke extract fans. Noise levels were measured at 1m from the outlet, and 1m from the rear of the fans (i.e. facing the NSRs).

A summary of the noise levels measured, and the predicted noise level at the NSRs is shown in Table 1, below.

dBx Acoustics Ltd, Tower House, 269 Walmersley Road, Bury BL9 6NX

Registered in England and Wales, Number 08371474

Table 1 – Calculation of Noise Levels at NSRs

Block	1		2	
SPL @ 1m from outlet	90		88	
SPL @ 1m from rear		71		71
Distance to NSR, m	50	45	86	81
Distance Correction, dB	-34	-33	-39	-38
Directivity	-15	0	-15	0
SPL @ NSR	**41**	**38**	**34**	**33**
Background Noise Level, $dBL_{A90,T}$	45	45	45	45
Exceedance	-4	-7	-11	-12

It can therefore be seen that the predicted noise level at the NSR is 4-12dB lower than the background noise level. This therefore comfortably meets the presumed MCC requirement for noise from emergency plant to be no greater than 10dB higher than the background noise level.

Ambient noise levels at this location are around $60dBL_{Aeq,T}$, and hence noise from the smoke extract fans would be completely inaudible at the NSRs.

Fan noise levels at the NSRs to the east, calculated using the same methodology, are around $39dBL_{Aeq,T}$, and hence would also meet MCC's criterion.

On this basis, Condition 17 can be discharged.

Yours Sincerely,

[redacted]

Ben Tomlin

Associate, dBx Acoustics Ltd

dBx Acoustics Ltd, Tower House, 269 Walmersley Road, Bury BL9 6NX

Registered in England and Wales, Number 08371474