Premier Inn
25 Rochdale Road
Manchester

Condition 16(b) Discharge Report

31197/RP/CDR1

21 May 2026

For:

GMi Construction Group Plc
Carvers Warehouse
77 Dale Street
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Hann Tucker Associates

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This report has been prepared by Hann Tucker Associates Limited (HTA) with all reasonable skill, care and diligence in accordance with generally accepted acoustic consultancy principles and the purposes and terms agreed between HTA and our Client. Any information provided by third parties and referred to herein may not have been checked or verified by HTA unless expressly stated otherwise. This document contains confidential and commercially sensitive information and shall not be disclosed to third parties. Any third party relies upon this document at their own risk.

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Document Control

Rev	Date	Comment	Prepared by	Checked by	Authorised by
0	21/05/2026	-			
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1.0 Introduction

Hann Tucker Associates Limited (Hann Tucker) has been commissioned by GMi Construction Group Plc to undertake commissioning measurements to assist with the discharge of Planning Condition 16(b) for the development at 25 Rochdale Road, Manchester.

Planning consent was granted for the above scheme in 2020 (Planning Reference 127537/FO/2020) for erection of an 11 storey 229-bedroom hotel (Use Class C1) with ancillary ground floor bar/restaurant together associated public realm and other associated works.

Planning Condition 16(b) relates to the residential aspects of the proposed development in regard to noise break-in and its effect on the internal ambient noise levels within the hotel rooms.

The assessment draws upon the results of a baseline noise survey previously undertaken by Hann Tucker in 2020 (document reference: 2020_0707 – 27629 – NIA1 (Rev02)

Our findings are presented herein.

2.0 Objectives

To undertake automated noise levels survey within 23No available bedrooms and to ascertain L_{Aeq} and L_{Amax} internal noise levels.

To compare the results against the requirements of Planning Condition 16 and comment upon the acceptability.

3.0 Planning Condition 16

Planning Condition 16 states:

"16) Notwithstanding the Noise Impact Assessment prepared by Hann Tucker Associates stamped as received by the City Council, as Local Planning Authority, on the 22 July 2020, a scheme for acoustically insulation the proposed hotel accommodation against noise from Rochdale Road (and any other sources of noise near to the site) shall be submitted for approval in writing by the City Council, as Local Planning Authority.

(b) The approved scheme shall be implemented and prior to the first use of the hotel, 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. 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 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)."

As such, internal ambient noise levels must adhere to the criteria stipulated in BS 8233:2014, as shown in the table below.

Activity	Location	Desirable Ambient Criteria	
		07:00 – 23:00	23:00 – 07:00
Sleeping (Daytime Resting)	Bedroom	35 dB $L_{Aeq,16hour}$	30 dB $L_{Aeq,8hour}$ 45 dB[1] $L_{AFmax,2min}$

Note 1: Not exceeded more than 10-15No times in a night.

4.0 Noise Incident

The noise survey data, undertaken in 2019 and 2020 was reviewed in more detail during design and was subsequently used to specify glazing examples. The details of the measurement positions and noise data is shown in the table below and plan overleaf. Noise events (i.e. L_{AFmax}) were selected based on the specific Employers Requirements *"Premier Inn Generic Specification For A Turnkey Development"*.

Position	Daytime (07:00 – 23:00 hrs)		Night-time (23:00 – 07:00 hrs)		
	$L_{Aeq,16h}$	Typical $L_{A90,15min}$	$L_{Aeq,8h}$	Typical $L_{A90,15min}$	Typical Highest $L_{Afmax,15min}$
1	70 dB	54 dB	67 dB	50 dB	92 dB
2	63 dB	49 dB	60 dB	45 dB	84 dB

Position	Description
1	Unattended free-field measurement approximately 3m above ground level, overlooking Dyche Street.
2	Unattended free-field measurement approximately 3m above ground level, overlooking Rochdale Road.



Site Plan showing microphone positions (Imagery ©2025 Airbus, Maxar Technologies Inc.)

5.0 Review Installed Glazing

Glazing specifications were provided by GMI and included in Hann Tucker Report "*31197/ADR1"*. The report also recommended the installation of secondary glazing to attenuate noise levels on Rochdale Road.

Description	R (as stated by Saint Gobain) at Octave Band Centre Frequency (Hz)							Overall (dB), as stated by Saint Gobain
Saint Gobain Specification	**63**	**125**	**250**	**500**	**1000**	**2000**	**4000**	**Rw + Ctr**
55.4SIL (12AR) 6 (12AR) 10	28	31	35	43	49	57	66	41

Based on the above, Hann Tucker is satisfied that the installed glazing would comply with the outline specification.

6.0 Internal Ambient Noise Level Commissioning

6.1 Overview

To demonstrate that the installed windows will achieve the internal noise level criteria set out in Section 3.0 a series of automated internal noise measurements were undertaken.

Testing was undertaken by Nick Mitchell BSc (Hons) AMIOA on 22 December 2025, 7 April 2026, and 27 April 2026, George Grenfell MSc (Hons) on 10 March 2026, and by Euan Ellis BA (Hons) on 20 April 2026. The testing was carried out across 5no. weekday and weekend periods to measure worst case noise levels in relation to road traffic noise and night-life activity.

The following pre-requisites were requests from site in order to obtain representative measurements results:-

- Rooms were to be finished, unfurnished and unoccupied.
- Extraneous noises from site construction works were excluded as far as reasonably possible. This was achieved by setting up automated measuring equipment over the weekends and discounting any weekday measurements.

6.2 Measurement Locations

Unattended and attended internal ambient noise level measurements were taken in 23No different bedrooms across the development as described in table in Appendix B.

6.3 Equipment

The equipment used, as detailed in Appendix C, was calibrated prior to and on completion of the survey. No significant calibration drift occurred (not more than 0.3 dB).

6.4 Survey Results

The table below summarises the $L_{Aeq,T}$ measurements in each room measured and the 10th to 15th Highest night-time $L_{AFmax,T}$ in each room measured. The internal noise level limit is also presented to demonstrate compliance.

Test Room	Measured Level (dB)	Time Period Assessed	Criterion (dB)	Compliance
105	L_{Aeq} 28 dB	Day	L_{Aeq} 35 dB	✓
	L_{Aeq} 24 dB	Night	L_{Aeq} 30 dB	✓
	L_{AFmax} 41 dB (Day 1) L_{AFmax} 42 dB (Day 2) L_{AFmax} 44 dB (Day 3)		L_{AFmax} 45 dB	✓
120	L_{Aeq} 28 dB	Day	L_{Aeq} 35 dB	✓
	L_{Aeq} 24 dB	Night	L_{Aeq} 30 dB	✓
	L_{AFmax} 40 dB (Day 1) L_{AFmax} 40 dB (Day 2) L_{AFmax} 42 dB (Day 3)		L_{AFmax} 45 dB	✓
207	L_{Aeq} 35 dB*	Day	L_{Aeq} 35 dB	✓
	N/A**	Night	L_{Aeq} 30 dB	N/A
	L_{AFmax} 42 dB (Day 1)* L_{AFmax} 43 dB (Day 2)* L_{AFmax} 41 dB (Day 3)* L_{AFmax} 40 dB (Day 4)*		L_{AFmax} 45 dB	✓

Test Room	Measured Level (dB)	Time Period Assessed	Criterion (dB)	Compliance
225	L_{Aeq} 35 dB*	Day	L_{Aeq} 35 dB	✓
	N/A**	Night	L_{Aeq} 30 dB	N/A
	L_{AFmax} 40 dB (Day 1) L_{AFmax} 41 dB (Day 2) L_{AFmax} 40 dB (Day 3) L_{AFmax} 40 dB (Day 4)		L_{AFmax} 45 dB	✓
307	L_{Aeq} 26 dB	Day	L_{Aeq} 35 dB	✓
	L_{Aeq} 23 dB	Night	L_{Aeq} 30 dB	✓
	L_{AFmax} 39 dB (Day 1) L_{AFmax} 43 dB (Day 2) L_{AFmax} 42 dB (Day 3) L_{AFmax} 38 dB (Day 4)		L_{AFmax} 45 dB	✓
325	L_{Aeq} 23 dB	Day	L_{Aeq} 35 dB	✓
	L_{Aeq} 29 dB	Night	L_{Aeq} 30 dB	✓
	L_{AFmax} 35 dB (Day 1) L_{AFmax} 37 dB (Day 2) L_{AFmax} 35 dB (Day 3) L_{AFmax} 33 dB (Day 4)		L_{AFmax} 45 dB	✓
406	L_{Aeq} 22 dB	Day	L_{Aeq} 35 dB	✓
	L_{Aeq} 19 dB	Night	L_{Aeq} 30 dB	✓
	L_{AFmax} 36 dB (Day 1) L_{AFmax} 39 dB (Day 2) L_{AFmax} 38 dB (Day 3) L_{AFmax} 33 dB (Day 4)		L_{AFmax} 45 dB	✓
407	L_{Aeq} 26 dB	Day	L_{Aeq} 35 dB	✓
	L_{Aeq} 23 dB	Night	L_{Aeq} 30 dB	✓
	L_{AFmax} 42 dB (Day 1) L_{AFmax} 43 dB (Day 2) L_{AFmax} 43 dB (Day 3) L_{AFmax} 38 dB (Day 4)		L_{AFmax} 45 dB	✓
425	L_{Aeq} 24 dB	Day	L_{Aeq} 35 dB	✓
	L_{Aeq} 22 dB	Night	L_{Aeq} 30 dB	✓
	L_{AFmax} 36 dB (Day 1) L_{AFmax} 39 dB (Day 2) L_{AFmax} 36 dB (Day 3) L_{AFmax} 33 dB (Day 4)		L_{AFmax} 45 dB	✓
507	L_{Aeq} 24 dB	Day	L_{Aeq} 35 dB	✓
	L_{Aeq} 23 dB	Night	L_{Aeq} 30 dB	✓
	L_{AFmax} 35 dB (Day 1) L_{AFmax} 42 dB (Day 2) L_{AFmax} 41 dB (Day 3) L_{AFmax} 35 dB (Day 4) L_{AFmax} 35 dB (Day 5)		L_{AFmax} 45 dB	✓
525	L_{Aeq} 23 dB	Day	L_{Aeq} 35 dB	✓
	L_{Aeq} 22 dB	Night	L_{Aeq} 30 dB	✓
	L_{AFmax} 33 dB (Day 1) L_{AFmax} 40 dB (Day 2) L_{AFmax} 39 dB (Day 3) L_{AFmax} 34 dB (Day 4) L_{AFmax} 34 dB (Day 5)		L_{AFmax} 45 dB	✓

Test Room	Measured Level (dB)	Time Period Assessed	Criterion (dB)	Compliance
607	L_{Aeq} 24 dB	Day	L_{Aeq} 35 dB	✓
	L_{Aeq} 23 dB	Night	L_{Aeq} 30 dB	✓
	L_{AFmax} 35 dB (Day 1) L_{AFmax} 41 dB (Day 2) L_{AFmax} 44 dB (Day 3) L_{AFmax} 37 dB (Day 4) L_{AFmax} 35 dB (Day 5)		L_{AFmax} 45 dB	✓
625	L_{Aeq} 29 dB	Day	L_{Aeq} 35 dB	✓
	L_{Aeq} 30 dB	Night	L_{Aeq} 30 dB	✓
	L_{AFmax} 38 dB (Day 1) L_{AFmax} 40 dB (Day 2) L_{AFmax} 40 dB (Day 3) L_{AFmax} 39 dB (Day 4) L_{AFmax} 38 dB (Day 5)		L_{AFmax} 45 dB	✓
707	L_{Aeq} 29 dB	Day	L_{Aeq} 35 dB	✓
	L_{Aeq} 30 dB	Night	L_{Aeq} 30 dB	✓
	L_{AFmax} 41 dB (Day 1) L_{AFmax} 42 dB (Day 2) L_{AFmax} 44 dB (Day 3) L_{AFmax} 40 dB (Day 4) L_{AFmax} 37 dB (Day 5)		L_{AFmax} 45 dB	✓
505	L_{Aeq} 29 dB	Day	L_{Aeq} 35 dB	✓
	L_{Aeq} 26 dB	Night	L_{Aeq} 30 dB	✓
	L_{AFmax} 35 dB (Day 1) L_{AFmax} 37 dB (Day 2) L_{AFmax} 36 dB (Day 3)		L_{AFmax} 45 dB	✓
605	L_{Aeq} 34 dB**	Day	L_{Aeq} 35 dB	✓
	L_{Aeq} 29 dB**	Night	L_{Aeq} 30 dB	✓
	L_{AFmax} 42 dB (Day 1) L_{AFmax} 44 dB (Day 2) L_{AFmax} 41 dB (Day 3) L_{AFmax} 41 dB (Day 4)		L_{AFmax} 45 dB	✓
805	N/A**	Day	L_{Aeq} 35 dB	N/A
	N/A**	Night	L_{Aeq} 30 dB	N/A
	L_{AFmax} 36 dB (Day 1) L_{AFmax} 40 dB (Day 2) L_{AFmax} 40 dB (Day 3) L_{AFmax} 38 dB (Day 4)		L_{AFmax} 45 dB	✓
905	N/A**	Day	L_{Aeq} 35 dB	N/A
	N/A**	Night	L_{Aeq} 30 dB	N/A
	L_{AFmax} 39 dB (Day 1) L_{AFmax} 40 dB (Day 2) L_{AFmax} 40 dB (Day 3)		L_{AFmax} 45 dB	✓
506	L_{Aeq} 21 dB	Day	L_{Aeq} 35 dB	✓
	L_{Aeq} 19 dB	Night	L_{Aeq} 30 dB	✓
	L_{AFmax} 34 dB (Day 1) L_{AFmax} 35 dB (Day 2) L_{AFmax} 30 dB (Day 3)		L_{AFmax} 45 dB	✓
522	L_{Aeq} 26 dB	Day	L_{Aeq} 35 dB	✓
	L_{Aeq} 23 dB	Night	L_{Aeq} 30 dB	✓
	L_{AFmax} 43 dB (Day 1) L_{AFmax} 40 dB (Day 2) L_{AFmax} 36 dB (Day 3)		L_{AFmax} 45 dB	✓

Test Room	Measured Level (dB)	Time Period Assessed	Criterion (dB)	Compliance
620	L_{Aeq} 25 dB	Day	L_{Aeq} 35 dB	✓
	L_{Aeq} 22 dB	Night	L_{Aeq} 30 dB	✓
	L_{AFmax} 40 dB (Day 1) L_{AFmax} 39 dB (Day 2) L_{AFmax} 35 dB (Day 3)		L_{AFmax} 45 dB	✓
716	L_{Aeq} 23 dB*	Day	L_{Aeq} 35 dB	✓
	L_{Aeq} 23 dB	Night	L_{Aeq} 30 dB	✓
	L_{AFmax} 42 dB (Day 1) L_{AFmax} 42 dB (Day 2) L_{AFmax} 36 dB (Day 3)		L_{AFmax} 45 dB	✓
1001	N/A**	Day	L_{Aeq} 35 dB	N/A
	N/A**	Night	L_{Aeq} 30 dB	N/A
	L_{AFmax} 44 dB (Day 1) L_{AFmax} 41 dB (Day 2) L_{AFmax} 43 dB (Day 3) L_{AFmax} 32 dB (Day 4)		L_{AFmax} 45 dB	✓
1002	L_{Aeq} 24 dB	Day	L_{Aeq} 35 dB	✓
	L_{Aeq} 22 dB	Night	L_{Aeq} 30 dB	✓
	L_{AFmax} 38 dB (Day 1) L_{AFmax} 38 dB (Day 2) L_{AFmax} 36 dB (Day 3)		L_{AFmax} 45 dB	✓

**Data partially or completely disregarded due to extraneous noise events caused within the site.

*Whilst compliant, the measurements were highly influenced by internal ventilation systems. Based on the results of measurements on nearby floors, it is assumed that the IANL from external noise break-in is complaint.

7.0 Discussion and Summary

Based on the results presented in Section 6.4 the internal ambient noise level criteria (L_{Aeq}) and the 10th highest maximum noise levels (L_{AFmax}) are achieved for both daytime and night-time conditions.

It should be noted that some measurements were disregarded due to extraneous noise events on site, such as out of hours building works, plant operating prior to commissioning and alarms going off. These were not deemed representative of the noise break-in levels.

Therefore, Hann Tucker are satisfied that the glazing installed are as per the initial guidance and the installation will ensure compliance with the internal noise level criteria set by Manchester City Council.

Based on the above, the requirements of Condition 16(b) have been satisfised, and it is recommended that the condition be discharged from the Planning Application (ref: 127537/FO/2020).

Appendix A

Acoustic Terminology

The acoustic terms used in this report are defined as follows:

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. The relationships between Decibel levels do not work in the same way that non-logarithmic (linear) numbers work (e.g. 30dB + 30dB = 33dB, not 60dB).

dBA — 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

It should be noted that 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 just perceptible.

$L_{90,T}$ — L_{90} is the noise level exceeded for 90% of the period *T* (i.e. the quietest 10% of the measurement) and is often used to describe the background noise level.

$L_{eq,T}$ — $L_{eq,T}$ is the equivalent continuous sound pressure level. It is an average of the total sound energy measured over a specified time period, *T*.

L_{max} — L_{max} is the maximum sound pressure level recorded over the period stated. L_{max} is sometimes used in assessing environmental noise where occasional loud noises occur, which may have little effect on the L_{eq} noise level.

L_p — Sound Pressure Level (SPL) is the sound pressure relative to a standard reference pressure of 2×10^{-5} Pa. This level varies for a given source according to a number of factors (including but not limited to: distance from the source; positioning; screening and meteorological effects).

L_w — Sound Power Level (SWL) is the total amount of sound energy inherent in a particular sound source, independent of its environment. It is a logarithmic measure of the sound power in comparison to a specified reference level (usually 10^{-12} W).

Appendix B

Measurement Position Locations

Room No.	Test Dates
105	19/12/2025 – 22/12/2025
120	19/12/2025 – 22/12/2025
207	06/03/2026 – 10/03/2026
225	06/03/2026 – 10/03/2026
307	06/03/2026 – 10/03/2026
325	06/03/2026 – 10/03/2026
406	06/03/2026 – 10/03/2026
427	06/03/2026 – 10/03/2026
425	06/03/2026 – 10/03/2026
507	02/04/2026 – 07/04/2026
525	02/04/2026 – 07/04/2026
607	02/04/2026 – 07/04/2026
625	02/04/2026 – 07/04/2026
707	02/04/2026 – 07/04/2026
505	16/04/2026 – 20/04/2026
605	16/04/2026 – 20/04/2026
805	16/04/2026 – 20/04/2026
905	16/04/2026 – 20/04/2026
506	24/04/2026 – 27/04/2026
522	24/04/2026 – 27/04/2026
620	24/04/2026 – 27/04/2026
716	24/04/2026 – 27/04/2026
1002	24/04/2026 – 27/04/2026

Appendix C

Equipment and Calibration information

Description	Manufacturer	Type	Serial Number	Calibration
Type 1 Precision Sound Level Meter	Larson Davis	LxT	4569	Calibration on 05/01/2026
Pre-amp	PCB	PRML X TL1	42842	Calibration on 05/01/2026
Type 1 ½" Condenser Microphone	PCB	377B02	318357	Calibration on 05/01/2026
Type 1 Precision Sound Level Meter	Larson Davis	LxT	6490	Calibration on 05/01/2026
Pre-amp	PCB	PRML X TL1	070074	Calibration on 05/01/2026
Type 1 ½" Condenser Microphone	PCB	377B02	347391	Calibration on 05/01/2026
Type 1 Precision Sound Level Meter	Larson Davis	LxT	5111	Calibration on 24/12/2025
Pre-amp	PCB	PRML X TL1	55823	Calibration on 24/12/2025
Type 1 ½" Condenser Microphone	PCB	377B02	330047	Calibration on 24/12/2025
Type 1 Precision Sound Level Meter	Larson Davis	LxT	4086	Calibration on 05/01/2026
Pre-amp	PCB	PRML X TL1	42843	Calibration on 05/01/2026
Type 1 ½" Condenser Microphone	PCB	377B02	174436	Calibration on 05/01/2026
Type 1 Precision Sound Level Meter	Larson Davis	824	4074	Calibration on 05/08/2025
Pre-amp	Larson Davis	PRM902	3909	Calibration on 05/08/2025
Type 1 ½" Condenser Microphone	Larson Davis	377B02	106047	Calibration on 05/08/2025
Type 1 Precision Sound Level Meter	Larson Davis	824	3157	Calibration on 05/08/2025
Pre-amp	Larson Davis	PRM902	3936	Calibration on 05/08/2025
Type 1 ½" Condenser Microphone	Larson Davis	377B02	2470594	Calibration on 05/08/2025
Type 1 Precision Sound Level Meter	Larson Davis	824	3838	Calibration on 05/08/2025
Pre-amp	Larson Davis	PRM902	4215	Calibration on 05/08/2025

Description	Manufacturer	Type	Serial Number	Calibration
Type 1 ½” Condenser Microphone	Larson Davis	377B02	132146	Calibration on 05/08/2025
Type 1 Precision Sound Level Meter	Svantek	SV307	101010	Calibrated on 05/11/2024
Pre-amp	Svantek	N/A	N/A	Calibrated on 05/11/2024
Type 1 ½” Condenser Microphone	Svantek	ST30	103326	Calibrated on 05/11/2024
Type 1 Precision Sound Level Meter	Svantek	SV307	84958	Calibrated on 29/04/2026
Pre-amp	Svantek	N/A	N/A	Calibrated on 29/04/2026
Type 1 ½” Condenser Microphone	Svantek	ST30	28686	Calibrated on 29/04/2026
Type 1 Precision Sound Level Meter	Svantek	SV307	101032	Calibrated on 28/03/2025
Pre-amp	Svantek	N/A	N/A	Calibrated on 28/03/2025
Type 1 ½” Condenser Microphone	Svantek	ST30	103641	Calibrated on 28/03/2025
Type 1 Precision Sound Level Meter	Svantek	SV307	101029	Calibrated on 17/07/2025
Pre-amp	Svantek	N/A	N/A	Calibrated on 17/07/2025
Type 1 ½” Condenser Microphone	Svantek	ST30	103688	Calibrated on 17/07/2025
Type 1 Precision Sound Level Meter	ACOEM	CUBE	10631	Calibrated on 22/10/2025
Pre-amp	ACOEM	PRE22	10628	Calibrated on 22/10/2025
Type 1 ½” Condenser Microphone	GRAS	40CD	207243	Calibrated on 22/10/2025
Type 1 Precision Sound Level Meter	ACOEM	CUBE	10623	Calibrated on 22/10/2025
Pre-amp	ACOEM	PRE22	10582	Calibrated on 22/10/2025
Type 1 ½” Condenser Microphone	GRAS	40CD	217	Calibrated on 22/10/2025
Calibrator	Larson Davis	Cal200	3083	Calibration on 04/03/2026