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MCFC North Stand Expansion

Planning Condition 32b discharge report

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Summary

Sandy Brown has been commissioned by John Sisk and Sons Ltd to provide a desktop assessment and review to validate Planning Condition 32b for the North Stand expansion at Manchester City Football Club (planning reference 136763/FO/2023).

The Planning Condition set out in the decision notice document makes reference to post-completion testing to confirm that the noise criteria have been met. An alternative approach utilising a desktop assessment has been agreed with Manchester City Council due to the impracticality of in-situ verification testing for the stadium envelope and absence of defined match-day noise egress criteria.

The proposed bowl and roof elements are predicted to provide airborne sound insulation performances in line with the specified acoustic requirements. It is understood that these requirements were developed based on compliance with the *Chapter and Appendices 11 of the Environmental Statement* received by the City Council, as Local Planning Authority, on the 18 April 2023, as referenced by Planning Condition 32. As such, it is recommended that Planning Condition 32b be discharged.

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1 Introduction

Sandy Brown has been commissioned by John Sisk and Sons Ltd to provide a desktop assessment and review to validate Planning Condition 32b for the North Stand expansion at Manchester City Football Club (planning reference 136763/FO/2023).

A desktop review has been carried out and is presented in this document to validate part (b) of Planning Condition 32 following correspondence with Manchester City Council.

2 Planning Condition 32

2.1 Planning Condition wording

Planning condition wording has been taken from the decision notice of 136763/FO/2023 and is presented below.

> *(a) The acoustic insulation of the North Stand hereby approved shall be implemented in accordance with the following documents:*
>
> - *Noise response (ref. 053810-0820-1-PN-02-P0) received by the City Council, as Local Planning Authority, on the 27 June 2023*
> - *Chapter and Appendices 11 of the Environmental Statement received by the City Council, as Local Planning Authority, on the 18 April 2023*
>
> *(b) Prior to the first use of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved within 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.*

2.2 Correspondence with Manchester City Council

An alternative approach has been proposed to Manchester City Council regarding discharge of planning condition 32b. In summary, it is impractical to carry out post completion testing prior to the first use of the development to confirm that the noise criteria are met. There is no reasonable way of replicating crowd noise in practice and sound insulation testing of the building envelope to the North Stand in-situ is also deemed unfeasible from a technical and operational aspect. In addition, there are no defined match day noise egress criteria within the *Environmental Statement*.

As an alternative, it was proposed that a planning submission would be prepared based on a desktop review and assessment of the applicable stadium envelope constructions. It is understood that MCC has accepted this approach.

3 Assessment

The *Environmental Statement* assessment states that no specific mitigation measures are likely to be required to control operational noise egress (from the stadium bowl). There are no references to the sound insulation requirements of the stadium envelope within the *Environmental Statement* or in the Noise response documents referenced in part (a) of Planning Condition 32.

The specified facade sound insulation criteria to the stadium bowl sides and roof of R_w 25 dB (specified by Vanguardia in the Stage 4 acoustic design report) is understood to have been developed based on controlling operational noise egress to nearby receptors, as per the assessment contained within the *Environmental Statement*.

The specified sound insulation performance requirements are deemed reasonable.

3.1 Roof

The roof above the north stand is understood to comprise the following:

RFS-311 to approximately 85%:

- 1.5 mm or 2 mm steel
- 278 mm cavity
- 0.9 mm aluminium

Sound insulation performance predictions indicate that this construction is capable of providing a sound insulation performance of at least R_w 30 dB.

EWS-313 to approximately 15%:

- 40 mm polycarbonate panel

Sound insulation performance predictions indicate that this construction is capable of providing a sound insulation performance in the region of R_w 20 dB.

The calculated composite sound insulation performance of the stadium bowl roof is R_w 27 dB, which meets the minimum standard required.

3.2 Bowl sides

The sides of the bowl are understood to comprise the following:

EWS-452 to approximately 75%:

- 220 mm thick cladding panels

These panels achieve a minimum sound insulation performance of R_w 32 dB according to manufacturer's datasheets.

EWS-453 to approximately 25%:

- 40 mm polycarbonate panel (4.3 kg/m^2)

Sound insulation performance predictions indicate that this construction is capable of providing a sound insulation performance in the region of R_w 20 dB.

The calculated composite sound insulation performance of the stadium bowl sides is R_w 25 dB, which meets the minimum standard required.

3.3 Conclusion

Sound insulation performance predictions indicate that bowl roof and side constructions are each capable of providing the specified minimum R_w 25 dB standard.

As such, it is recommended that Planning Condition 32b be discharged.

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