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2 April 2026

MCFC North Stand Expansion

Planning condition 30 discharge report

SANDY BROWN
ACOUSTICS

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Version	Date	Comments	Author	Reviewer
A	2 Apr 26		JMG	JA

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Summary

Sandy Brown has been commissioned by John Sisk & Sons Ltd to carry out carry out a noise egress assessment for the proposed externally mounted plant items to be installed at the MCFC north stand expansion, which includes the following:

- Commercial building rooftop plant area
- Hotel building rooftop plant area
- North stand level 3+ 3M plant room.

A 3D acoustic modelling has been created to predict the plant noise egress levels associated with the development outside the nearest noise sensitive premises.

The planning noise limits as required by Manchester City Council planning condition 30 for planning application 136763/FO/2023 are predicted to be met at the nearest noise sensitive receptors during the day and at night. On this basis additional mitigation measures are not required to control plant noise egress to meet the planning requirements.

Based on the above, planning condition 30a and 52 (which references planning condition 30) can be discharged.

Verification measurements are required to discharge planning condition 30b which are proposed to be undertaken and reported separately.

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1 Introduction

Sandy Brown has been commissioned by John Sisk & Sons Ltd to carry out carry out a noise egress assessment for the proposed externally mounted plant items to be installed at the MCFC north stand expansion, which includes the following:

- Commercial building rooftop area
- Hotel building rooftop area
- North stand level 3+ 3M plant room.

A 3D acoustic model has been created to assess the plant proposal and to predict the levels outside the nearest noise sensitive premises for comparison to the criteria set in line with Manchester City Council.

2 Planning Condition 30

Planning Condition 30 (a) of decision letter dated 12 August 2025 of MCC planning application 143447/NMC/2025 (non material amendment of 136763/FO/2023) states:

> *'Prior to the first use of sections 1, 2 and 3 of the development hereby approved as shown on Plan Ref: ZZ-ZZ-DR-J-000083 RevP01, received by the City Council, as Local Planning Authority, on the 15 July 2025, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval. 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 (L_{Aeq}) below the typical background (L_{A90}) level at the nearest noise sensitive location.'*

Sections 1, 2 and 3 of the development correspond to the North Stand, Hotel and Commercial buildings, respectively.

Planning Condition 30 (b) states:

> *'The approved scheme shall be implemented and prior to the first use of sections 1, 2 and 3 of the development hereby approved as shown on Plan Ref: ZZ-ZZ-DR-J-000083 RevP01, received by the City Council, as Local Planning Authority, on the 15 July 2025, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved under 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.'*

Planning Condition 52 also states:

> *'… The air source heat pumps must also comply with the noise criteria as specified in condition 30. The approved details shall then be implemented prior to the first use of section 1 and thereafter retained and maintained in situ.'*

3 Plant noise egress limits

Plant noise egress limits are set out in the received Vanguardia Stage 4 acoustic report NSE-VAN-NS-XX-TR-YA-000001_MCFC North Stand Stage 4 Acoustic design report_S4 - Suitable for review & authorisation (by LAP)_P01, dated 31 August 2023.

The report states:

> *'Plant noise egress criteria for the project has been defined in MCFC ES Chapter 11 – Noise and Vibration. It should be noted these criteria apply cumulatively to all new plant associated with the North Stand, Commercial and Hotel development.'*

The limits within the Vanguardia Stage 4 acoustic report are summarised in Table 1.

Table 1 Maximum plant noise egress levels from Vanguardia Stage 4 acoustic report

Location	Maximum plant noise rating level (BS4142) $L_{ar,Tr}$ (dB)	
	Day (07:00-23:00)	Night (23:00-07:00)
6 Cromarty Walk	47	44
12 Biscay Close	47	44
The Cube	52	37
The Drum	52	37

3.1 MCFC ES Chapter 11 – Noise and Vibration

The noise and vibration ES Chapter submitted (by others) as part of MCC planning condition reference 136763/FO/2023 includes the background sound levels which inform the Vanguardia Stage 4 acoustic report limits. These are summarised in Table 2.

Table 2 Typical background sound levels from MCFC ES Chapter 11 – Noise and Vibration (by others)

Location	Typical background sound level, $L_{A90,15min}$ (dB)	
	Day (07:00-23:00)	Night (23:00-07:00)
6 Cromarty Walk	52	49
12 Biscay Close	52	49
The Cube	57	42
The Drum	57	42

The ES Chapter states that the typical background sound level is the modal value. The ES Chapter states that the measurements are free-field.

3.2 MCC comments on ES Noise Chapter

The project note (by others) dated from 26 June 2023 as part of MCC planning condition reference 136763/FO/2023 provides responses to MCC comments on the MCFC ES Chapter (by others).

The project note presents revised typical background sound levels using the method defined in MCC Planning and Noise Technical Guidance (October 2022), as requested by MCC. These are summarised in Table 3.

Table 3 Typical background sound levels from planning application project note (by others)

Location	Typical background sound level, $L_{A90,15min}$ (dB)	
	Day (07:00-23:00)	Night (23:00-07:00)
6 Cromarty Walk	48	48
12 Biscay Close	48	48
The Cube	52	41
The Drum	52	41

The corresponding revised plant noise egress limits are also provided in the project note, as summarised in Table 4.

Table 4 Revised plant noise limits from planning application project note (by others)

Location	Typical background sound level, $L_{A90,15min}$ (dB)	
	Day (07:00-23:00)	Night (23:00-07:00)
6 Cromarty Walk	43	43
12 Biscay Close	43	43
The Cube	47	36
The Drum	47	36

These are free-field noise limits.

4 Site description

4.1 The site and its surroundings

The site location in relation to its surroundings is shown in Figure 1.

The site location in relation to its surroundings is shown in Figure 1, with the noise sensitive receptors identified as part of Chapter 11 of the Environmental Statement: Volume 1 from the original planning application (Planning ref 136763/FO/2023). The site is bounded by Alan

Turing Way (A6010) to the west, Ashton New Road (A662) to the south and the Metrolink tramline to the north and west.



Figure 1 Aerial view of site (courtesy of Google Earth Pro)

4.2 Adjacent premises

The nearest noise sensitive residential receptors have been identified as part of the original Environmental Statement, dated April 2023, and are summarised below:

The nearest noise sensitive residential receptors have been identified as part of the original Environmental Statement, dated April 2023, and are summarised below:

- Residential premises located at 6 Cromarty Walk, approximately 380 m southwest of the City Square, highlighted in yellow
- Residential premises located at 12 Biscay Close, approximately 380 m south of the City Square, highlighted in green
- Residential premises located at 2b The Waterfront (The Cube), Gibbon Street, approximately 260 m east of the City Square, highlighted in red
- Residential premises located at 2 Stuart Street (The Drum), approximately 270 m east of the City Square, highlighted in blue

An additional noise sensitive receptor has also been identified and is included in this noise impact assessment due to its proximity to the North Stand expansion:

- Residential premises located along Alan Turing Way, approximately 270 m east of the City Square, highlighted in orange.

5 Development proposals

The following items of plant are proposed at each building under normal operations.

5.1 North Stand

The following items of plant are proposed at Level 3 and 3M plant room with non-acoustic louvres to the north, west and east plant room facades:

5.1.1 Level 3

- 2 x AHUs highlighted in red in Figure 2.
- 18 x DXC units highlighted in green in Figure 2.
- 5 x AHC units highlighted in yellow in Figure 2.
- 9 x ACC units highlighted in in blue in Figure 2.
- 4 x TEF units highlighted in orange in Figure 2.
- 4 x Kitchen extract fans highlighted in brown in Figure 2.
- 1 x EAHU highlighted in light green in Figure 2.
- 2 x MVHRs highlighted in light blue in Figure 2.

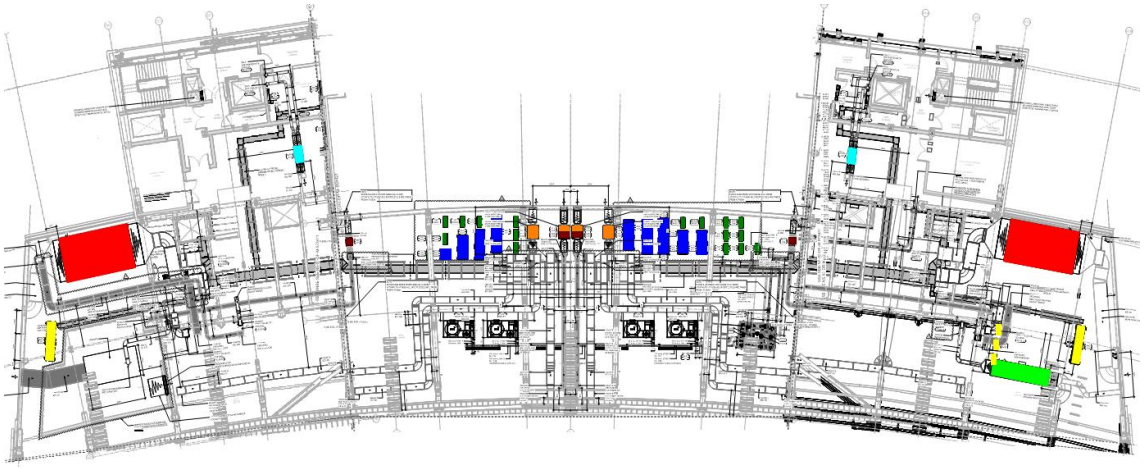


Figure 2 North Stand Level 3 plant room and proposed plant item locations

5.1.2 Level 3M

- 4 x EAHU highlighted in light green in Figure 3.
- 8 x ASHP highlighted in pink in Figure 3.

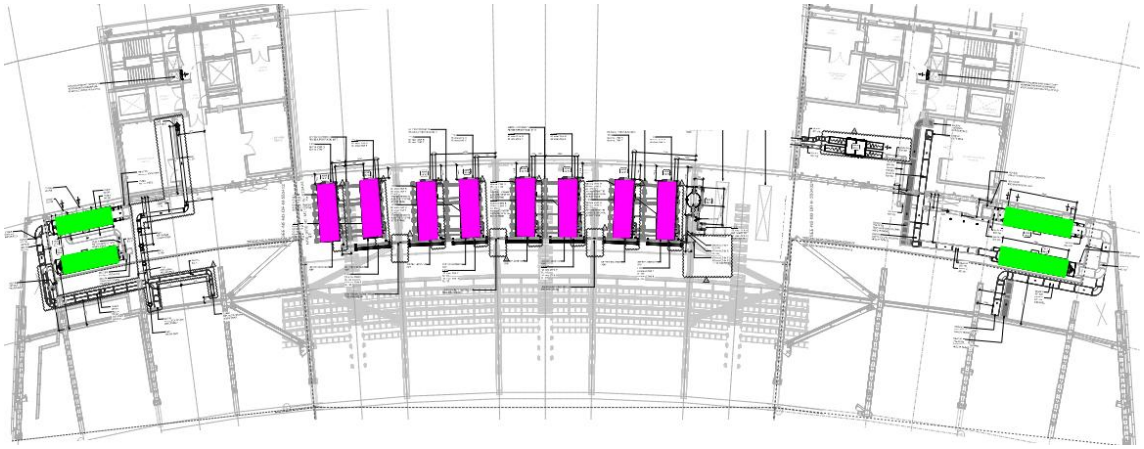


Figure 3 North Stand Level 3M plant room and proposed plant item locations

5.1.3 Plant noise data

The noise data received for the proposed items of plant describe above are summarised in Table 5 and Table 6.

The night operation data have been estimated based on the proposed night mode, operating capacity and the received overall noise level reduction.

Table 5 Manufacturer's noise data for plant selection (north stand)

Plant item	Sound pressure levels, L_p at 1m (dB), Octave-band centre frequency (Hz)							
	63	125	250	500	1000	2000	4000	8000
Day operation								
AHC 3.01	70	65	63	60	58	56	53	52
AHC 3M.01	56	45	50	50	48	49	46	40
AHC 3M.04	52	50	49	45	45	38	33	26
AHC 3M.03	56	45	50	50	48	49	46	40
AHC 3M.02	34	36	43	46	46	42	37	29
AHC 3.05	52	50	49	45	45	38	33	26
AHC 3.02	70	65	63	60	58	56	53	52
DXC 3 .01	27	40	40	45	44	38	33	24
DXC 3 .02	27	40	40	45	44	38	33	24
DXC 3M.02 1	34	36	43	46	46	42	37	29
DXC 2.02	34	36	43	46	46	42	37	29

Plant item	Sound pressure levels, L_p at 1m (dB), Octave-band centre frequency (Hz)							
	63	125	250	500	1000	2000	4000	8000
DXC 3M.02 2	34	36	43	46	46	42	37	29
DXC 1 .02	34	36	43	46	46	42	37	29
DXC 3M.01 2	34	36	43	46	46	42	37	29
DXC 3M.01 1	34	36	43	46	46	42	37	29
DXC 1.01	34	36	43	46	46	42	37	29
DXC 3M.01 1	34	36	43	46	46	42	37	29
DXC 3M.03 2	34	36	43	46	46	42	37	29
DXC 3M.04 2	34	36	43	46	46	42	37	29
DXC 3M.04 1	34	36	43	46	46	42	37	29
DXC 1.03	34	36	43	46	46	42	37	29
DXC 3.04	26	40	40	46	44	38	33	26
DXC 3.03	26	40	40	46	44	38	33	26
DXC 1.04	34	36	43	46	46	42	37	29
DXC 2.01	34	36	43	46	46	42	37	29
ACC 4.01	66	74	64	60	57	48	42	32
ACC 5.02	66	74	64	60	56	48	42	32
ACC 0.01	80	78	72	68	66	56	50	49
ACC 1.01	79	76	71	68	66	57	50	49
ACC 0.04	76	70	69	66	63	55	48	36
ACC 4.03	61	65	66	64	60	52	41	38
ACC 0.05	64	66	57	54	50	40	35	22
ACC 0.03	76	70	69	66	63	55	48	36
ACC 0.02	66	74	64	60	56	48	42	32
ACC 4.02	61	65	66	64	60	52	41	38
ACC 5.01	76	76	70	66	64	55	48	38
Night operation								
ACC 0.01	77	75	69	65	63	53	47	46
ACC 1.01	76	73	68	65	63	54	47	46

Plant item	Sound pressure levels, L_p at 1m (dB), Octave-band centre frequency (Hz)							
	63	125	250	500	1000	2000	4000	8000
ACC 0.03	73	67	66	63	60	52	45	33
ACC 0.02	63	71	61	57	53	45	39	29

Table 6 Manufacturer's noise data for plant selection (north stand)

Plant item	Sound power levels (dB), Octave-band centre frequency (Hz)							
	63	125	250	500	1000	2000	4000	8000
Day operation								
KEF 3.01 to KEF 3.04								
Discharge	76	80	87	91	95	94	83	76
TEF 3.01 to TEF 3.06								
Discharge	61	65	63	66	68	66	57	46
Break out	45	51	46	43	41	30	20	20
ASHP 3M.01 to ASHP 3M.08	-	89	82	81	78	79	76	66
EAHU 3.01								
Intake	83	83	75	71	62	59	52	46
Exhaust	80	84	78	75	71	65	58	52
Break out	78	74	62	51	44	43	36	30
EAHU 3M.01								
Intake	70	83	72	65	63	61	55	51
Exhaust	71	90	75	75	71	68	64	57
Break out	65	74	60	48	46	46	40	30
EAHU 3M.02								
Intake	68	81	70	64	61	59	53	49
Exhaust	70	90	74	73	69	67	62	56
Break out	64	73	58	46	44	44	38	30
EAHU 3M.03								
Intake	63	76	69	62	59	56	51	49
Exhaust	66	80	75	72	70	69	65	59

Plant item	Sound power levels (dB), Octave-band centre frequency (Hz)							
	63	125	250	500	1000	2000	4000	8000
Break out	59	67	57	47	42	43	37	30
EAHU 3M.04								
Intake	82	82	74	68	61	58	52	46
Exhaust	79	84	78	75	71	64	58	52
Break out	78	74	62	51	44	43	36	30
MVHR 3.01								
Intake[1]	-	63	61	52	43	38	43	43
Discharge[1]	-	61	66	67	64	61	57	53
Break out[1]	-	48	51	52	45	44	25	19
MVHR 3.02								
Intake	-	61	59	50	41	36	41	41
Discharge	-	59	64	65	62	59	55	51
Break out	-	46	49	50	43	42	23	17
MVHR 3M.01								
Intake	-	63	61	52	43	39	43	42
Discharge	-	60	67	67	64	61	57	53
Break out	-	47	52	52	45	44	25	19
AHU 3.01 & AHU 3.02								
Intake	73	76	76	77	75	74	72	65
Exhaust	78	79	76	81	79	78	73	67
Break out Lp at 5m	46	48	43	41	34	39	34	29
Night operation								
KEF 3.01 to KEF 3.04								
Discharge	73	77	84	88	92	91	80	73
ASHP 3M.01 to ASHP 3M.08	-	86	79	78	75	76	73	63

[1] Presented un-weighed values from the received A-weighted octave band manufacturer's data received

5.1.4 Proposed hours of operation

The proposed hour of operation for the above plant items within the north stand are summarised in Table 7. Day and night operations relate to 07:00 to 23:00 and 23:00 to 07:00 respectively.

Table 7 Proposed plant items and hours of operation (North Stand)

Type of unit	Item of plant	Proposed operation
ACC	ACC 0.01, ACC 1.01, ACC 4.03, ACC 0.05, ACC 0.03, ACC 0.02, ACC 4.02	Day - Full design duty Night - Set back mode at night running at low speed. (60% capacity 3-4 dBA reduction)
	ACC 4.01, ACC 5.02, ACC 0.04, ACC 5.01	Day - Full design duty
DXC	DXC 3 .01, DXC 3 .02, DXC 3M.02 1, DXC 1 .02, DXC 3M.01 2, DXC 3M.01 1, DXC 1.01, DXC 3M.03 2, DXC 3M.04 2, DXC 3M.04 1, DXC 1.03, DXC 3.04, DXC 3.03, DXC 1.04, DXC 2.01	Day and night - Full design duty
	DXC 2.02, DXC 3M.02 2	Day only- Full design duty
AHC	AHC 3.01, AHC 3M.01, AHC 3M.04, AHC 3M.03, AHC 3M.02, AHC 3.05, AHC 3.02	Day and night- Full design duty
AHU	AHU 3.01, AHU 3.02	Day - Full design duty Night - trickle mode (10%) a minimum 10dBA reduction has included in the model for this
ASHP	ASHP 3M.01, ASHP 3M.02, ASHP 3M.03, ASHP 3M.04, ASHP 3M.05, ASHP 3M.06, ASHP 3M.07, ASHP 3M.08	Day - Full design duty Night - Set back mode at night running at low speed. (60% capacity 8-10dBA reduction)
EAHU	EAHU 3.01, EAHU 3M.01, EAHU 3M.02, EAHU 3M.03, EAHU 3M.04	Day only
TEF	TEF 3.01, TEF 3.02, TEF 3.03, TEF 3.04, TEF 3.05, TEF 3.06	Day only
KEF	KEF 3.01, KEF 3.02, KEF 3.03, KEF 3.04	Day and night
MVHR	MVHR 3.01, MVHR 3.02, MVHR 3M.01	Day only

5.2 Hotel building

5.2.1 Level 8

The following outdoor rooftop plant is proposed on Level 8 for the hotel building.

- 20 x ACC units highlighted in brown in Figure 4

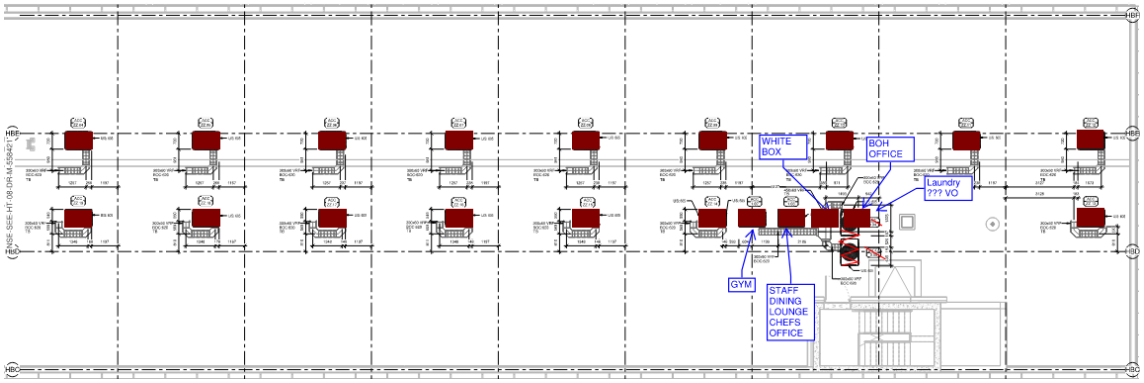


Figure 4 Hotel Level 8 rooftop layout showing the proposed plant

5.2.2 Level 9

The following outdoor rooftop plant is proposed on Level 9 for the hotel building.

- 18 x ACC units highlighted in brown in Figure 5
- 21 x DXC units highlighted in green in Figure 5
- 3 x AHC units highlighted in blue in Figure 5.



Figure 5 Hotel Level 9 rooftop layout showing the proposed plant

5.2.3 Plant noise data

The noise data received for the proposed items of plant describe above are summarised in Table 8.

The night operation data have been estimated based on the proposed night mode, operating capacity and the received overall noise level reduction.

Table 8 Manufacture's noise data for plant selection (Hotel building)

Plant item	Sound pressure levels, L_p at 1m (dB), Octave-band centre frequency (Hz)							
	63	125	250	500	1000	2000	4000	8000
Day operation								
ACC ZZ.28, ACC ZZ.03, ACC ZZ.21, ACC 00.03, ACC ZZ.14	58	62	62	61	58	48	38	36
ACC ZZ.27, ACC ZZ.24, ACC ZZ.26, ACC ZZ.22	59	64	64	62	58	49	40	35
ACC ZZ.25	58	62	63	62	57	50	48	35
ACC ZZ.01	62	67	67	65	62	54	44	38
ACC ZZ.02	58	62	63	62	58	49	38	35
ACC ZZ.30	54	60	62	60	54	49	38	34
ACC 0.01	80	78	72	68	66	57	50	38
ACC 1.01	64	66	60	56	51	45	42	31
ACC ZZ.29	58	62	63	62	58	49	38	35
ACC ZZ.23, ACC ZZ.08	55	60	62	60	56	50	38	34
ACC 00.02, ACC ZZ.20	58	62	63	62	58	49	38	35
ACC ZZ.04, ACC ZZ.05, ACC ZZ.06, ACC ZZ.09, ACC ZZ.10	55	60	62	60	56	50	38	34
ACC ZZ.07, ACC ZZ.11, ACC ZZ.18	56	60	62	60	56	49	38	35
ACC ZZ.12, ACC ZZ.19, ACC ZZ.17, ACC ZZ.16, ACC ZZ.15	55	60	62	60	56	50	38	34
ACC 1.02	64	72	58	55	50	42	40	24
ACC 1.03	66	74	64	60	56	48	42	32
ACC 0.04	76	70	69	66	63	55	48	36
ACC 0.05	64	66	57	54	50	40	35	22
ACC ZZ.13	58	62	62	61	58	48	38	36
DXC 0.01	34	37	42	47	47	42	37	29
DXC 6.01/02, 7.01/02, 3.01, 8.01/02, 5.01/02, 1.05/06, 2.01/02, 3.02, 4.01/02	50	45	45	46	42	39	32	24

Plant item	Sound pressure levels, L_p at 1m (dB), Octave-band centre frequency (Hz)							
	63	125	250	500	1000	2000	4000	8000
DXC 1.01, DXC 1.02, DXC 1.03, DXC 1.04	34	37	42	47	47	42	37	29
AHC 0.01, AHC 0.02, AHC 1.01	70	70	67	62	61	56	52	44
Night operation								
ACC ZZ.28, ACC ZZ.03, ACC ZZ.21, ACC 00.03, ACC ZZ.14, ACC ZZ.13	55	59	59	58	55	45	35	33
ACC ZZ.27, ACC ZZ.26, ACC ZZ.22, ACC ZZ.24	56	61	61	59	55	46	37	32
ACC ZZ.25	55	59	60	59	54	47	45	32
ACC ZZ.01	59	64	64	62	59	51	41	35
ACC ZZ.02, ACC ZZ.29	55	59	60	59	55	46	35	32
ACC ZZ.30	51	57	59	57	51	46	35	31
ACC 0.01	77	75	69	65	63	54	47	35
ACC 1.01	61	63	57	53	48	42	39	28
ACC ZZ.23, ACC ZZ.04	52	57	59	57	53	47	35	31
ACC 00.02, ACC ZZ.20	55	59	60	59	55	46	35	32
ACC ZZ.05, ACC ZZ.06, ACC ZZ.07, ACC ZZ.11	53	57	59	57	53	46	35	32
ACC ZZ.08, ACC ZZ.09, ACC ZZ.10, ACC ZZ.12, ACC ZZ.19, ACC ZZ.17, ACC ZZ.16, ACC ZZ.15	52	57	59	57	53	47	35	31
ACC 1.02	61	69	55	52	47	39	37	21
ACC 1.03	63	71	61	57	53	45	39	29
ACC 0.04	73	67	66	63	60	52	45	33
ACC 0.05	61	63	54	51	47	37	32	19

5.2.4 Proposed hours of operation

The proposed hours of operation for the above plant items are summarised in Table 9. Day and night operations relate to 07:00 to 23:00 and 23:00 to 07:00 respectively.

Table 9 Proposed plant items and hours of operation (Hotel building)

Type of unit	Item of plant	Proposed operation
ACC	All ACC units	Day - Full design duty Night – units at set back night mode (60% capacity), 3-4 dBA reduction
DXC	All DXC units	Day and night
AHC	All AHC units	Day only

5.3 Commercial building

The following outdoor rooftop plant is proposed for the commercial building.

- 9 x ACC units highlighted in green in Figure 6
- 2 x DXC units highlighted in blue in Figure 6

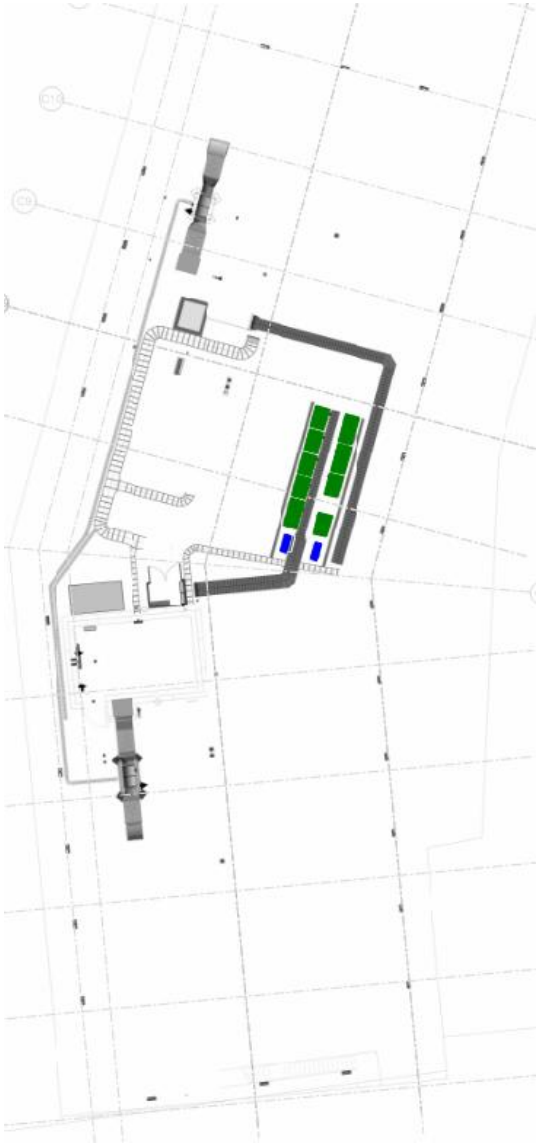


Figure 6 Commercial building rooftop level and proposed plant item locations

5.3.1 Plant noise data

The noise data received for the proposed normally operational items of plant described above are summarised in Table 10.

The night operation data have been estimated based on the proposed night mode, operating capacity and the received overall noise level reduction.

Table 10 Manufacturer's noise data for plant selections (commercial building)

Plant item	Sound pressure levels, L_p at 1m (dB), Octave-band centre frequency (Hz)							
	63	125	250	500	1000	2000	4000	8000
Day & night operation								
DX.RF.01, DX.RF.02	34	38	42	46	46	42	36	28
ACC. RF.11, ACC. RF.08, ACC. RF.10	56	60	62	60	56	49	38	35
ACC. RF.09 (1), ACC. RF.09 (2), ACC. RF.07 (1), ACC. RF.07 (2), ACC. RF.12 (1), ACC. RF.12 (2)	58	62	63	61	57	49	38	36
Night operation								
DX.RF.01, DX.RF.02	34	38	42	46	46	42	36	28

5.3.2 Proposed hours of operation

The proposed hours of operation for the above plant items are summarised in Table 11. Day and night operations relate to 07:00 to 23:00 and 23:00 to 07:00 respectively.

Table 11 Proposed plant items and hours of operation (commercial building)

Type of unit	Item of plant	Proposed operation
DX	All DX units	Day and night (continuous operation)
ACC	All ACC units	Day and night (06:00 to 23:00)

5.4 Acoustic screening

A solid parapet of 1.5 m above hotel level 8 and level 9 rooftop plant areas, and a solid parapet of 1.2 m above the commercial building rooftop plant level is proposed and has been considered within the assessment. This has been specified to provide a minimum weight of 15 kg/m^2.

5.5 Internal plant (all areas)

Internal plant with atmosphere side terminations have specified to ensure a limit of L_{Aeq} 55 dB, 1 m from the atmosphere side connections is achieved.

These internal plant with atmosphere terminations are assumed to be in operation during the day and night.

6 Plant noise egress assessment

6.1 3D modelling

A 3D environmental noise model was created using CadnaA by Datakustik to assess noise egress from the proposed items of plant. This model takes into account plant location and height, screening from surrounding buildings and distance attenuation. A screenshot of the model is provided in Figure 7.

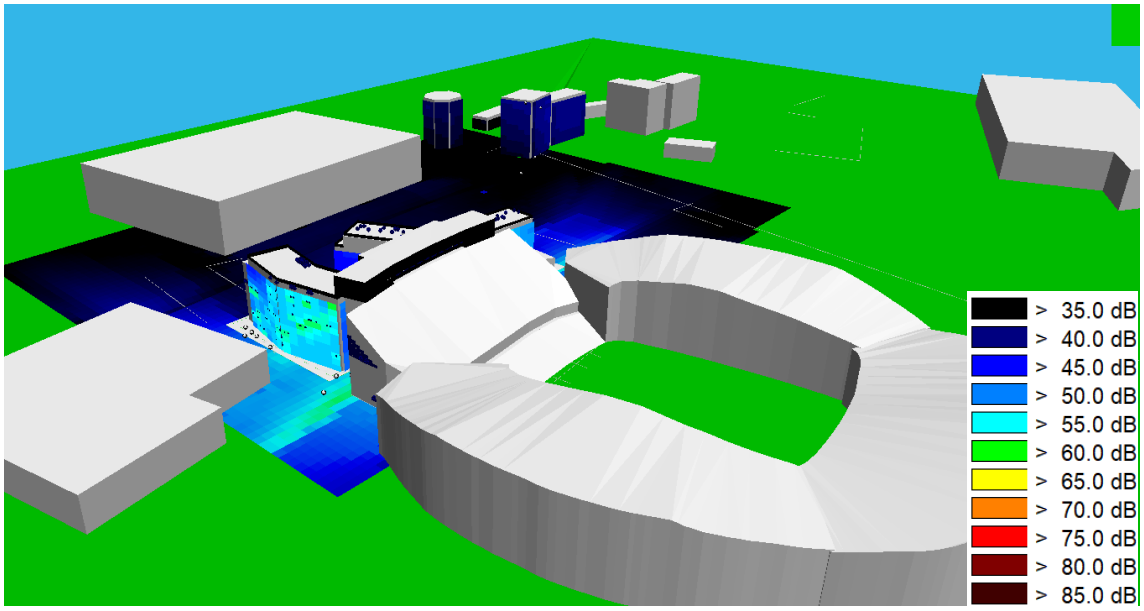


Figure 7 Screenshot of the 3D model showing precited noise levels, L_{Aeq} (dB)

6.2 Predicted plant noise egress levels

The predicted noise levels at the nearby noise sensitive premises are given in Table 12 along with the relevant noise criteria.

The predicted levels are based on all normally operating plant (i.e. this does not include emergency plant items) with the operational hours set out above, with no corrections for attention catching features.

Table 12 Predicted plant noise egress and noise limits at the nearest noise sensitive premises

Location	Maximum plant noise rating level (BS4142) $L_{ar,Tr}$ (dB) (free -field)		Predicted sound pressure level at 3m from noise sensitive premises (free-field) L_{Aeq}(dB)	
	Day (07:00-23:00)	Night (23:00-07:00)	Day (07:00-23:00)	Night (23:00-07:00)
6 Cromarty Walk	43	43	24	21
12 Biscay Close	43	43	23	20
The Cube	47	36	38	35
The Drum	47	36	36	32

The predicted noise levels meet the day and night noise egress criteria at the nearest noise sensitive premises and no additional mitigation measures are required.

It will need to be ensured that there are no attention catching characteristics associated with the plant at the receptors, particularly at The Cube and The Drum during the night.

Based on the above, planning condition 30a and planning condition 52 can be discharged.

6.3 Verification measurements

Verification measurements are required to discharge planning condition 30b which are proposed to be undertaken and reported separately.

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