25 Rochdale Road
Manchester

Condition 15(b) Discharge
Noise Impact Assessment Report

31197/CDR2

1 June 2026

For:
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Document Control

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1.0 Introduction

Hann Tucker Associates Limited (Hann Tucker) has been commissioned by GMi Construction Group Plc to undertake noise assessments and prepare supplementary evidence to assist with the discharge of Planning Condition 15(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 15b relates to the residential and commercial aspects of the proposed development in regard to externally mounted ancillary, equipment and servicing plant items.

The assessment draws upon the results of a baseline noise survey previously undertaken by Hann Tucker in 2020 (document reference: *27629/NIA1/Rev2 Noise Impact Assessment Report*), the assessment undertaken to discharge Planning Condition 15(a) and verification measurements undertaken with the commissioned external plant items at site on 22 and 27 May 2026.

2.0 Planning Condition

The Planning Condition 15(a) & (b) wording associated with external plant items is set out below:

Planning Condition 15(a)

> *"Prior to the first use of the development hereby approved, 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."*

Planning Condition 15(b)

> *"The approved scheme shall be implemented and 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 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."*

This technical report outlines the as-installed building services plant, their locations, and any potential adverse impacts, along with any necessary design mitigation measures. The purpose is to demonstrate that noise emissions will remain within acceptable levels in accordance with relevant standards, guidance, and the condition set by Manchester City Council (MCC).

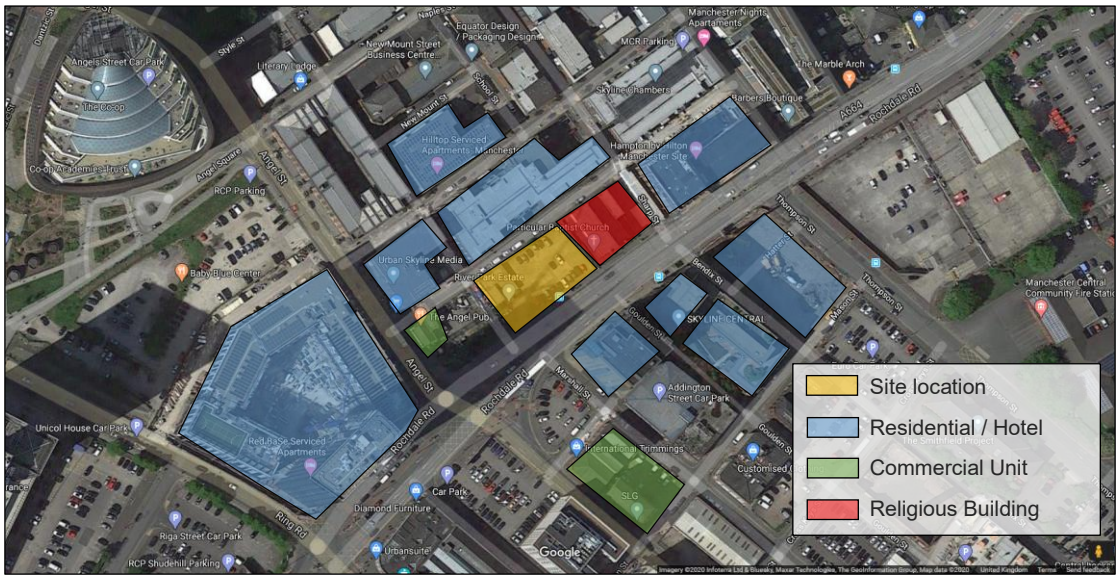
3.0 Acoustic Terminology

For an explanation of the acoustic terminology used in this report please refer to Appendix A enclosed.

4.0 Site Description

4.1 Location

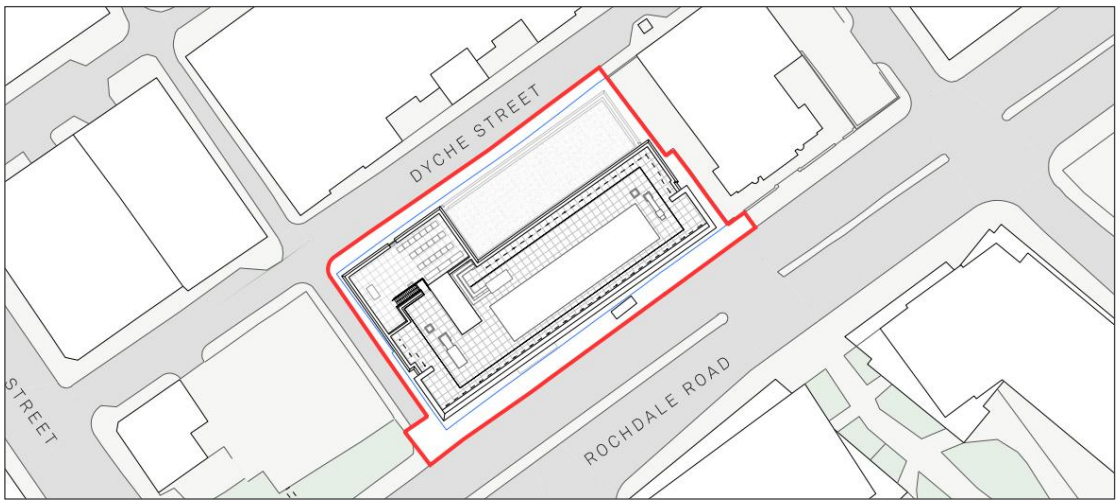
The proposed development is located at 25 Rochdale Road in Manchester and falls under the jurisdiction of Manchester City Council. The site is bounded by Rochdale Road (A664) to the southeast, Dyche Street to the northwest, Ludgate Street to the southwest and Particular Baptist Church to the northeast. The surrounding area is predominantly residential and hotel accommodation. See site plan below.



Site Plan (Google, Maxar Technologies © Copyright 2026)

4.2 Proposed Development

The figure below shows the proposed block plan site layout. This assessment looks at aspects of the proposed development in regard to external plant noise emissions.



Drawing Reference: Proposed Block Plan_MP_00_1211, dated 03/07/20 c/o John Matthews Architects

5.0 Condition 15(b) Assessment

5.1 Introduction

Condition 15(b) relates to the verification of noise from externally mounted ancillary building services plant, and this section of the report sets out the measurements undertaken at site, along with the assessment regarding the noise egress from the installed plant to the nearest or worst-affected noise sensitive receptors.

Communications with the Client and review of the Architect drawings detail a variety of fixed plant items in differing locations, including roof mounted plant, a dedicated plant room and mechanical extract ventilation ducted to the façade.

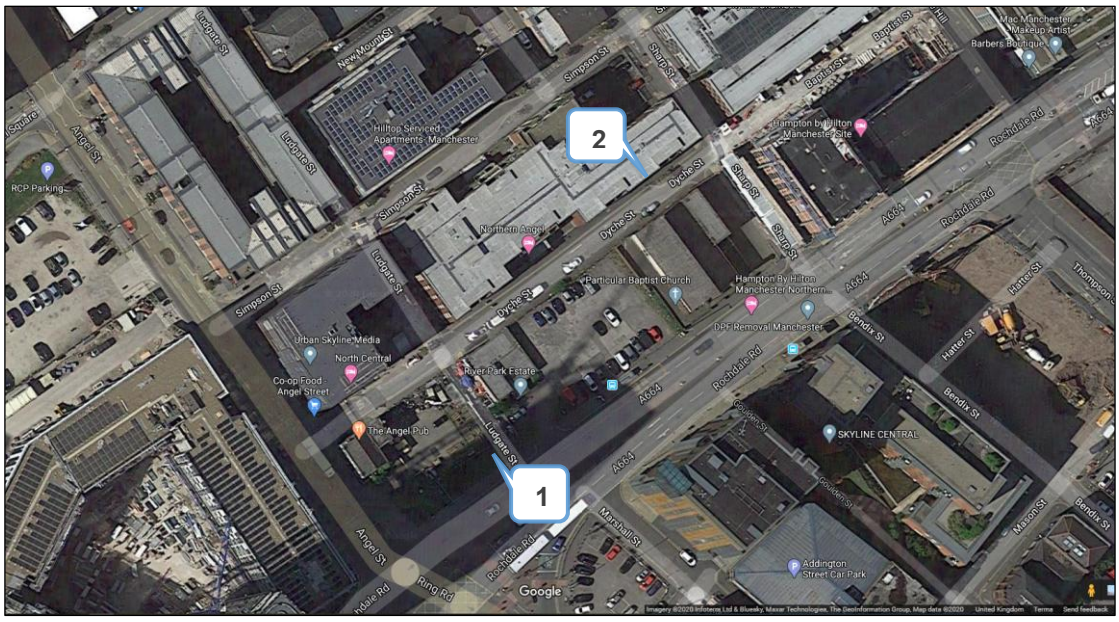
5.2 Project Criteria

5.2.1 Environmental Noise Survey

Unattended noise level measurements were undertaken from 15:30 hours on Friday 6 March 2020 to 06:30 hours on Thursday 11 March 2020 in order to establish noise levels over a typical weekday and weekend period.

All measurements were taken of the A-weighted (dBA) L_{10}, L_{90}, L_{eq} and L_{Fmax} sound pressure levels over discrete 15 minute periods. Measurements were undertaken in general accordance with BS 7445-1:2003 Description and Measurement of Environmental Noise.

Free-field noise level measurements were undertaken at 2No positions on site, as illustrated below.



Measurement locations (© maps.google.co.uk)

A summary of the results from the automated noise survey, as used to inform subsequent assessments against current guidelines, is presented in the tables below. Please see Hann Tucker Report *27629/NIA1/Rev2 Noise Impact Assessment Report* for further details.

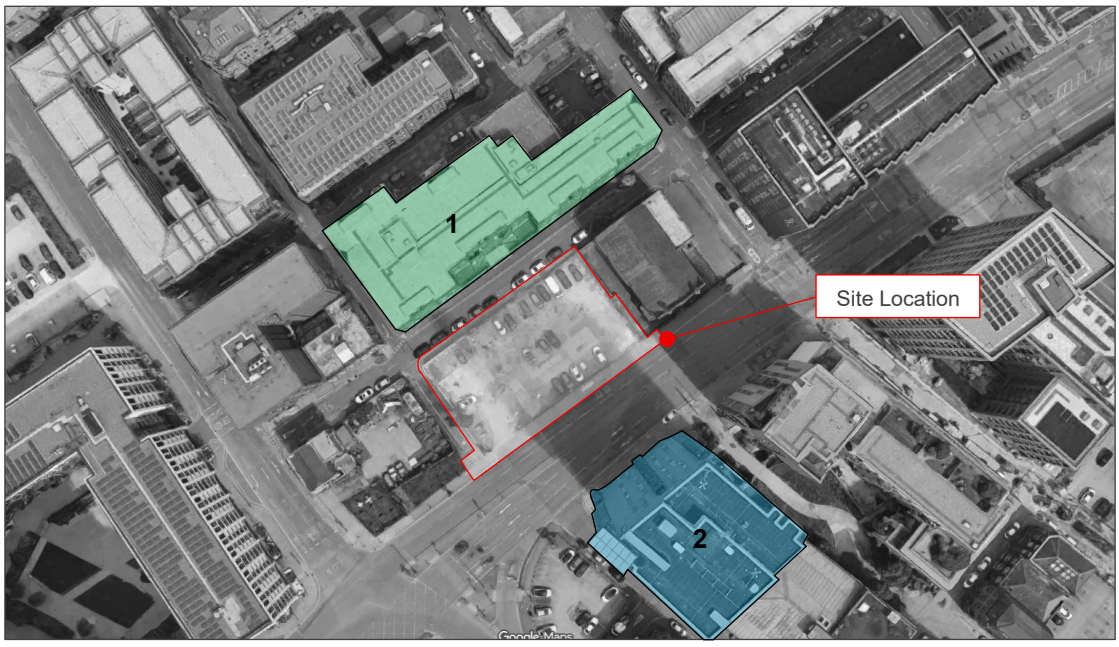
Position	Daytime (07:00 – 23:00 hrs)		Night-time (23:00 – 07:00 hrs)		
	$L_{Aeq,16h}$	Typical Lowest $L_{A90,15min}$	$L_{Aeq,8h}$	Typical Lowest $L_{A90,15min}$	15th Highest $L_{Afmax,5min}$
1	70 dB	54 dB	67 dB	50 dB	80 dB
2	63 dB	49 dB	60 dB	45 dB	73 dB

5.3 Noise Sensitive Receptors

The nearest residential receptors to the development site are detailed below.

Noise Sensitive Receptor (NSR)	Description
1 – Green	Northern Angel – 6-storey Residential Apartment Building
2 – Blue	The Skyline II – 20-stroey Residential Apartment Building

A map of the receptor locations as described above is detailed in the following figure.



Noise Sensitive Receptor Map (Google, Maxar Technologies © Copyright 2026)

5.3.1 External Plant Noise Emissions

The plant noise emission limits set out below follow the requirements of Condition 15a, set by Manchester City Council, and based on achieving a rating level of 5 dB (L_{Aeq}) below the typical background (L_{A90}) level at the nearest noise sensitive location. These are based on the measured background sound levels undertaken at the outset of the development and documented within report reference *"27629/NIA1/Rev2 Noise Impact Assessment Report".*

Period	Cumulative Plant Noise Rating Limit, $L_{Ar, Tr}$	
	NSR1	NSR2
Daytime (07:00-23:00)	44 dBA	49 dBA
Night-time (23:00-07:00)	40 dBA	45 dBA

Noise shall be assessed in accordance with BS 4142:2014 with corrections applied for any plant emitting noise of a tonal or irregular quality. Emergency plant items (e.g. standby generators, smoke extract equipment) should be subject to more relaxed criteria.

5.4 Proposed Plant Items and Locations

The following assessments will be split up into separate plant items and concluded with an assessment of cumulative noise impact assessment. The exact layouts are provided in ventilation plans for the scheme.

The plant item categories are as follows:

- **Internally Mounted Plant (Ducted to Atmosphere)**
  - Ground Floor Heat Recovery Units
    - HRU001 – ducted to west façade
    - HRU002 – ducted to rear façade
    - HRU003 – wall mounted to rear façade
  - Level 01 – 10 Bedroom HRU Units (both Supply/Extract ducted to all façades)
  - Ground Floor Extract Units
    - EF001 – ducted to rear façade
    - EF002 – wall mounted to rear façade
    - EF003 – ducted to rear façade
    - EF004 – ducted to east façade
    - EF005 – ducted to rear façade
- **Externally Mounted Plant**
  - Air Source Heat Pumps (QT001, QT002, QT003, QT004, QT005) – Level 10 Roof.
  - Air Conditioning Condenser Units (SYS 1 – 20) – Level 10 Roof.
  - EF006 Linen Extract – Level 11 Roof.

- Air Handling Unit Supply – Level 11 Roof.
- 3No DX units for AHU – Level 11 Roof.
- Kitchen Extract – Level 11 Roof

The unit make/model references are provided below.

Item Ref	Make	Model
QT001, QT002, QT003, QT004, QT005	Mitsubishi	Q-Ton - ESA30EH-25
SYS1 – SYS19	Mitsubishi	PURY-EP200YNW-A2
SYS20	Mitsubishi	PURY-EP350YNW-A2
AHU Supply	VES	MAX34/D/W/S
3No AHU DX Units	Mitsubishi	PUZ125DA
Kitchen Extract	Systemair	MUB/T 062 630EC
EF001	Systemair	K150 M SILEO
EF002	Vent Axia	TX9WL
EF003	Systemair	K250 M SILEO
EF004	Systemair	K315 SILEO
EF005	Systemair	K150 M Circular Duct Fan
EF006	Systemair	TFC 355 P SILEO
HRU001	Mitsubishi	Lossnay LGH200RVX-E
HRU002	Mitsubishi	Lossnay LGH50RVX-E
HRU003	Mitsubishi	VL-100
Bedroom HRU's	Vectaire	Studio

5.5 Survey

5.5.1 Methodology

Hann Tucker Associates attended site on 22, 27 May and 1 June 2026 to take measurements of the installed building services plant. Measurements were generally taken between 1 - 3m from the unit or grille. All distances have been accounted for in our calculations to nearby receptors.

It should be noted that noise measurements for the following units was not possible:

- Each Bedroom HRU individually due to location of inlet and outlets (ie on upper floors).

5.5.2 Results

The following table outlines the results of the measurements taken on site.

Unit	Measurement Type	Measurement Distance	Measured L_{Aeq} (dB)	Measured L_{A90} (dB)
Kitchen Extract Breakout	Source On	1m	65	64
Kitchen Extract Outlet	Source On	1m	60	60
Kitchen Extract	Source Off	N/A	50	47
AHU Supply Breakout	Source On	1m	53	52
AHU Supply Inlet	Source On	1m	56	55
AHU Supply	Source Off	N/A	49	47
EF006 Outlet	Source On	1m	50	49
SYS1 – SYS19, SYS20 QT001, QT002, QT003, QT004, QT005	Source On	Central	56	55
SYS1 – SYS19, SYS20 QT001, QT002, QT003, QT004, QT005	Source On	Central	57	55
SYS1 – SYS19, SYS20 QT001, QT002, QT003, QT004, QT005	Source On	Central	64	63
SYS1 – SYS19, SYS20 QT001, QT002, QT003, QT004, QT005	Source Off	N/A	50	48
SYS20	Source On	1m	53	52
HRU 03 Inlet & Outlet	Source On	1m	51	48
HRU 03 Inlet & Outlet	Source Off	N/A	55	50
HRU02 Exhaust	Source On	1m	54	52
HRU02 Inlet	Source On	1m	55	51
HRU02	Source Off	N/A	52	50
HRU01 Inlet	Source On	1m	62	59
HRU01 Exhaust	Source On	1m	61	59
HRU01	Source Off	N/A	64	57
EF002	Source On	1m	54	48
EF001	Source On	1m	58	56

Unit	Measurement Type	Measurement Distance	Measured L_{Aeq} (dB)	Measured L_{A90} (dB)
EF001 & EF002	Source Off	N/A	54	49
EF03 & EF05	Source On	1m	55	51
EF03 & EF05	Source Off	N/A	59	49
EF04	Source On	1m	66	66
EF04	Source Off	N/A	52	48
DX Units	Source On	1m	53	51
DX Units	Source Off	N/A	52	50

5.5.3 Guestroom HRU Noise

Given the location of the Guestroom HRU outlet and inlet louvres (6m above ground) it was not possible to measure these directly. However, engineers visually survey the perimeter of the building with all HRUs in operation and noise from these was subjectively inaudible. As such, it is unlikely that noise from the Guest room HRUs will impact the adjacent receptors.

5.6 Assessment

5.6.1 Assessment Assumptions and Uncertainty

In line with the Technical Report for support of discharge Condition 15(a), Other assessment assumptions include the following list:

- Screening effects have been applied to noise-sensitive receptor (NSR) locations, taking into account building massing.
- The directivity characteristics of supply and exhaust openings have been included in the ventilation system calculations.
- Unless informed otherwise, all plant has been assumed to operate 24/7 and therefore included as a cumulative impact to each receptor.
- A review of all measured noise data and observations taken on site has determined that the units proposed are typically broadband in nature and include no tonal or impulsive characteristics. However, it is expected that units may run intermittently and therefore a +3 dB penalty correction has been applied to rating level at the receptor locations.

Please note that not all plant items will affect every receptor and therefore a list has been formed to provide clarity on which plant equipment will affect which receptor, detailed in the following table.

Plant Item (Noise Source)	NSR
QT001, QT002, QT003, QT004, QT005	All NSRs
SYS 1 - 19	All NSRs
SYS 20	All NSRs
AHU Supply (Inlet)	All NSRs
AHU Supply (Breakout)	All NSRs
DX Units	All NSRs
Kitchen Extract (Outlet)	All NSRs
Kitchen Extract (Breakout)	All NSRs
EF001 (Outlet)	NSR 1
EF002	NSR 1
EF003 (Outlet)	NSR 1
EF004 (Outlet)	All NSRs
EF005 (Outlet)	NSR 1
EF006 (Outlet)	All NSRs
HRU001	All NSRs
HRU002	NSR 1
HRU003	NSR 1
Bedroom HRUs (115no. Supply and 115no. Extract grilles across 10no. Floors on rear and side facing façade)	NSR 1
Bedroom HRUs (114no. Supply and 114no. Extract grilles across 10no. Floors on front facing façade)	NSR 2

5.6.2 Establishing Specific Plant Noise Levels

Based on the measured noise levels, the specific noise levels have been established for each plant item. These have been established through logarithmic subtraction of the octave band noise levels measured with and without each plant item operating.

In some instances the measured noise levels with the plant both operating and not operating did not change notably. These are:

- HRU01, HRU03 and EF03 & EF05: Measured noise levels were lower when the plant was operating than when it was not. As such, it is not possible to establish the specific noise level associated with these plant items. It is likely that the specific level is at least 10 dB below the measured value and has there been excluded from the subsequently assessment.

Based on the above, the following table sets out the specific noise levels from each plant item.

Unit	Established Specific Noise Level at 1m at each Octave Band								dBA
	63	125	250	500	1000	2000	4000	8000	
Kitchen Extract Breakout	64	68	67	58	56	56	58	53	65
Kitchen Extract Outlet	66	66	61	55	53	53	48	41	60
AHU Supply Breakout	66	65	51	48	44	39	34	26	52
AHU Supply Inlet	39	63	56	45	51	48	31	13	55
EF006 Outlet	53	58	43	22	34	39	28	14	45
SYS1 – SYS19, SYS20 QT001, QT002, QT003, QT004, QT005	65	69	63	61	60	53	50	44	64
HRU 03 Inlet & Outlet	Not possible to calculate. Discounted from assessment.								
HRU02 Exhaust	50	51	49	46	44	42	37	29	49
HRU02 Inlet	50	52	51	46	47	43	40	30	51
HRU01 Inlet	Not possible to calculate. Discounted from assessment.								
HRU01 Exhaust	Not possible to calculate. Discounted from assessment.								
EF002	48	44	46	39	40	41	34	19	46
EF001	54	52	47	47	51	50	46	30	55
EF03 & EF05	Not possible to calculate. Discounted from assessment.								
EF04	56	59	62	60	60	61	58	50	66
DX Units	53	56	46	40	39	39	31	27	45
Bedroom HRUs	Not possible to measure. Inadible so discounted from assessment.								

5.7 Noise Incident (Plant Noise) at NSR 1

The noise levels incident on each building façade has been calculated from all noise emitting plant items and are presented in the table below.

Plant Item	Calculated Incident Noise Levels (dB) at Receptor NSR 1								dBA
	63	125	250	500	1000	2000	4000	8000	
QT001, QT002, QT003, QT004, QT005, SYS 1 – 19, SYS 20	19	22	15	12	9	0	-6	-14	14
AHU Supply (Inlet)	0	22	12	-1	2	-3	-20	-38	9
AHU Supply (Breakout)	27	24	7	2	-5	-12	-17	-25	10
Kitchen Extract (Outlet)	32	31	24	16	11	8	1	-6	20
Kitchen Extract (Breakout)	23	25	21	10	6	6	8	3	17
EF001 (Outlet)	0	8	10	16	23	23	19	1	28
EF002	2	8	17	16	20	22	15	-2	26
EF004 (Outlet)	31	34	37	35	31	29	26	18	37
EF006 (Outlet)	12	14	-4	-27	-16	-11	-22	-36	-1
HRU002 Inlet & Exhaust	33	34	33	29	29	25	22	12	33
DX Units	14	15	2	-6	-10	-12	-20	-24	1
Cumulative Level of all Plant at NSR 1	38	39	39	36	34	32	28	20	38
Intermittency Correction									+3
Noise Rating Level	-	-	-	-	-	-	-	-	**41**

When cumulatively summing all plant items at NSR 1, predicted noise levels are 41 dB L_{ArTr} which is 1 dB above the night-time noise limit and 3 dB below the daytime noise limit.

The marginal exceedance during the night it due to EF004. This serves the kitchen and is not expected to operate throughout the night. It is anticipated that the kitchen could operate between 05:00 and 23:00 with the period between 05:00 and 07:00 considered night-time.

The lowest L_{A90} measured between 05:00 and 07:00 during the survey was 53 dB L_{A90} in Position 1 and 46 dB L_{A90} in Position 2. Therefore, the plant noise egress level of 41 dB L_{ArTr} would be 12 dBA below the background at Position 1 and 5 dB below the background in Position 2. Therefore, during the period in which the plant would operate, the requirements of MCC are likely to be achieved.

Therefore the, plant egress to NSR1 is likely to comply with the requirements of Condition 15.

5.8 Noise Incident (Plant Noise) at NSR 2

The noise levels incident on each building façade has been calculated from all noise emitting plant items and are presented in the table below.

Plant Item	Calculated Incident Noise Levels (dB) at Receptor								dBA
	63	125	250	500	1000	2000	4000	8000	
QT001, QT002, QT003, QT004, QT005, SYS 1 – 19, SYS 20	31	36	30	30	31	24	21	15	34
AHU Supply (Inlet)	8	32	25	14	20	17	0	-18	24
AHU Supply (Breakout)	35	34	20	17	13	8	3	-5	21
Kitchen Extract (Outlet)	35	35	30	24	22	22	17	10	29
Kitchen Extract (Breakout)	34	38	37	28	26	26	28	23	35
EF004 (Outlet)	22	25	28	26	26	27	24	16	32
EF006 (Outlet)	22	27	12	-9	3	8	-3	-17	14
DX Units	22	25	15	9	8	8	0	-4	15
Cumulative Impact of all Plant at NSR 2	40	43	39	34	34	31	30	24	39
Intermittency Correction									+3
Noise Rating Level	-	-	-	-	-	-	-	-	**42**

When cumulatively summing all plant items at NSR 2, predicted noise levels are 42 dB L_{ArTr} which is 3 dB below the night-time noise limit and 7 dB below the daytime noise limit.

Therefore the, plant egress to NSR1 is likely to comply with the requirements of Condition 15.

6.0 Conclusion

The assessment has considered noise emissions from the as-installed externally mounted and ducted building services plant associated with the development at 25 Rochdale Road, Manchester, in support of the discharge of Planning Condition 15(b).

Verification measurements were undertaken by Hann Tucker Associates on 22 and 27 May 2026, with the measured plant noise levels used to establish specific source levels and calculate the cumulative rating level at the nearest noise sensitive receptors. The assessment has been undertaken against the Condition 15(a) requirement for plant noise rating levels to be at least 5 dB below the typical background sound level at the nearest noise sensitive location.

The calculated cumulative plant noise rating level at NSR 1 is 41 dB $L_{Ar,Tr}$. This is 3 dB below the daytime criterion and marginally, by 1 dB, above the night-time criterion. However, the exceedance is attributable to EF004, which serves the kitchen and is not expected to operate throughout the full night-time period. During the anticipated early-morning kitchen operating period between 05:00 and 07:00 hours, the calculated rating level is expected to be at least 5 dB below the representative measured background sound level and therefore compliant with the planning criterion.

The calculated cumulative plant noise rating level at NSR 2 is 42 dB $L_{Ar,Tr}$, which is 7 dB below the daytime criterion and 3 dB below the night-time criterion.

On the basis of the installed plant, verification measurements, stated operating assumptions and calculated receptor levels, noise emissions from the development are expected to comply with the requirements of Planning Condition 15. The approved plant noise control strategy should therefore be retained and maintained in situ for the lifetime of the development

Appendix A

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.

Sound Pressure Level (L_p) 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).

Sound Power Level (SWL or L_w) 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

Planning Policies, Standards & Guidance

B.1 BS 4142:2014 + A1:2019

When setting plant noise emission criteria reference is commonly made to BS 4142:2014 "*Methods for rating and assessing industrial and commercial sound".*

The procedure contained in BS 4142:2014 provides an assessment of the likely effects of sound on people when comparing the specific noise levels from the source with representative background noise levels. Where the noise contains "a tone, impulse or other characteristic" then various corrections can be added to the specific (source) noise level to obtain the "rating level".

BS 4142 states that: *"The significance of sound of an industrial and/or commercial nature depends upon both the margin by which the rating level of the specific sound source exceeds the background sound level and the context in which the sound occurs". An estimation of the impact of the specific noise can be obtained by the difference of the rating noise level and the background noise level and considering the following:*

• *"Typically, the greater this difference, the greater the magnitude of the impact."*

• *"A difference of around +10dB or more is likely to be an indication of a significant adverse impact, depending on the context."*

• *"A difference of around +5dB is likely to be an indication of an adverse impact, depending on the context."*

• *"The lower the rating level is relative to the measured background sound level, the less likely it is that the specific sound source will have an adverse impact or a significant adverse impact. Where the rating level does not exceed the background sound level, this is an indication of the specific sound source having a low impact, depending on the context."*

The determination of the "rating level" and the "background level" are both open to interpretation, depending on the context.