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28th February 2026

Ref: 12 b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of nonconformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agree noise

- This addendum to report "2526-938-5 Acoustic Conditions Discharge Ardwick Green-PRv2.1".

- For the compliance of noise generated by ASHP at the nearest noise sensitive receptors.

- The impact of plant and equipment is assessed at the nearest noise-sensitive receptors rather than the houses being built because those receptors represent the locations where people are already living, sleeping, and potentially affected by disturbance. By focusing on the closest occupied homes, schools, or other sensitive uses, the assessment captures the true worst-case community impact, ensuring that predicted levels remain at least 5dB below the prevailing background where required. This approach aligns with planning guidance, avoids artificially diluting the assessment by considering unoccupied structures, and ensures mitigation is targeted where it meaningfully protects residential amenity. The houses being built are generally not included in a *5dB below background* planning condition because that condition is designed to protect existing noise-sensitive receptors

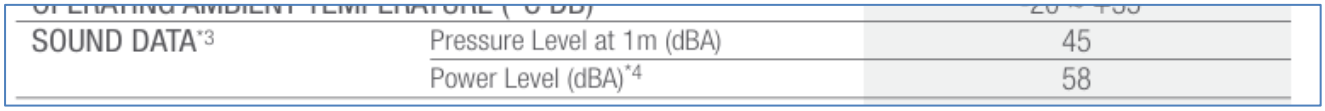
- Given that housing developments install fences, create noise barriers with the construction of houses themselves as well as other structures, the background noise that is measured at the boundary of development or at the other nearest sensitive receptors is not indicative of the actual newly constructed houses.

- As the assessment of noise from the installed ASHP is not possible to calculate against the newly constructed houses within the development as there is no baseline or background noise levels measured it is recommended guidance could be taken for the document MSC 020 which is the standard prepared by the MCS Heat Pump Working Group and BSRIA Ltd for the noise levels expected for permitted development installations. This method does not require a baseline survey to be considered compliant but rather takes for the noise generated and defines a level that should not be exceeded.

- A noise limit of 37dB LAeq,5mins are the current guidelines.

- The assessment uses a basic design and calculation principle, but the final limit of noise can be used in this case.

- Sound data of machines. 58db(A) will be used.



SOUND DATA*3	Pressure Level at 1m (dBA)	45
	Power Level (dBA)*4	58

- Calculation steps

Calculation step	Newly constructed NNSR's
Sound Power level	58dB(A)
Calcualtion based on methodology in MSC 020	-22dB(A)
Rating Level at Residential façade - LArT	36dB(A)
MSC 020 Rating Level LAeq,5mins	37dB(A)
Difference	-1dB(A)
Compliant	Yes

- Given that the unusual nature of the requirement and the fact this MCS 020 document has been specifically designed to be used where a full baseline noise survey has or is not possible to be performed, it is recommended that this is the best course of action to satisfy the required condition.

If you have any further questions, then please do not hesitate to contact me.

Yours sincerely

[redacted]

Andrew Hunt
TechIOA
Acoustic Sound Engineer