Bowmer and Kirkland Limited

14th August 2026

BY EMAIL

Re: Echo Street, Manchester - Discharge of Condition 18

Miller Goodall Ltd (MGL) has previously provided a report[1] dated 10 June 2026 to discharge the planning conditions 17b and 18b associated with the permission granted for the residential-led development at Echo Street, Manchester (planning ref: 136874/FO/2023).

Following comments back from Manchester City Council (MCC) in relation to condition 18b, MGL has been asked by Turley on behalf of Bowmer and Kirkland Limited to respond to those comments, which are as follows:

- *"We require confirmation that the MVHR was running in normal/background mode during the validation testing*
- *Two studios had internal noise levels of 34dB during the daytime which meets our criteria, but no discussion has been provided regarding this exceeding our nighttime criteria as these rooms are also classed as bedrooms.*
- *No information has been provided as to how long the measurements were undertaken for in each room."*

[1] "Planning Condition Discharge Report, Echo Street, Manchester" NA101531-7 dated 10 June 2026

RESPONSE

MGL responses are as outlined below following review of our data, survey notes and available information.

- MGL can confirm that the MVHR was running in normal operational mode during the validation testing.
- The internal ambient noise level (IANL) measured at 34 dBA in C-08-02 Studio was measured during daytime. The official DEFRA Noise maps for England 2022[2] indicate a relative difference between external daytime and night-time levels of around 5 to 10 dB. If adopting a conservative difference of only 5 dB between daytime and nigh-time external levels, this would result in a IANL of 29 dBA during night-time, which is 1 dB below the criteria of 30 dBA. Therefore, the IANL comply with the requirement. This is a reasonable conclusion, as the only difference between the two situations would be the external sound levels, and the external building envelope would not change its sound insulation performance between daytime and nigh-time.
- The measurement times for the IANL were a minimum of 30 seconds which is in accordance with British Standard (BS) 16283-1:2014 "Acoustics – Field measurements of sound insulation in buildings and of building elements Part 1: Airborne sound insulation".

In conclusion, as the MCC comments have been addressed. It is still considered that condition 18b can be discharged based on the provided information and MGL report dated 10 June 2026.

Kind Regards,



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Technical Director – Miller Goodall Ltd

[2] Ref.: https://environment.data.gov.uk/explore/3fb3c2d7-292c-4e0a-bd5b-d8e4e1fe2947?download=true