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Discharge of Planning Condition

Application 2

For: SSG Sustainable Living

Regarding: 239 Dickenson Road
Longsight
Manchester
M13 0YW

Planning Approval Ref: 145321/FO/2026

Date: September 2026
Revision: Original
Surveyor: Mark Newman BSc MRICS
File Ref: 25060

Contents

Introduction **3**
1.0 Background 3
2.0 Summary 3
Condition 7: External Plant Noise **6**
Condition 8(a): Acoustic Insulation and Ventilation **41**
Condition 14: Ecology **42**

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Introduction

1.0 Background

1.1.1 Application 145321/FO/2026 was approved with conditions by Manchester City Council on 16th April 2026.

1.1.2 The application description is:

CHANGE OF USE TO CREATE 18NO. SELF-CONTAINED RESIDENTIAL UNITS FOR SHORT STAY HOMELESSNESS ACCOMMODATION (SUI GENERIS), WITH ASSOCIATED ACTIVITY ROOM AND OFFICE TOGETHER WITH THE PART RETROSPECTIVE ERECTION OF A TWO-STOREY SIDE EXTENSION, TWO DORMER ROOF EXTENSIONS TO THE REAR, THE PROVISION OF EXTERNAL STEPS AND WHEELCHAIR PLATFORM LIFT; ELEVATIONAL ALTERATIONS TO WINDOWS, DOORS AND FRONT DORMER AND THE CONSTRUCTION OF CYCLE AND BIN STORES. ASSOCIATED CAR PARKING MARKINGS AND SOFT LANDSCAPING.

2.0 Summary

2.1.1 This document accompanies the second application to discharge planning conditions attached to approval 145321/FO/2026. It addresses Condition 7, Condition 8(a) and Condition 14. The application is supported by the Tetra Tech Noise Impact Assessment (reference 784-B082866, dated 26th August 2026) and the NatureWise Ecology Biodiversity Enhancement Scheme (reference 239DR-NWE-001, revision 001, dated 17th August 2026), which are submitted separately with this application.

No	Condition	Comments
7	a) Any externally mounted ancillary 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 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to first occupation of the units hereby approved a scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full prior to first occupation of the development. 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	The Tetra Tech Noise Impact Assessment (784-B082866, 26th August 2026) assesses the Unaporte platform lift under BS 4142 and predicts plant rating levels at the nearest existing noise-sensitive receptor of 30dB below the daytime background and 15dB below the night-time background. This exceeds the 5dB-below-background criterion and the consultant concludes that Condition 7(a) can be discharged. On the strength of the substantial compliance margin demonstrated by the assessment, discharge of Condition 7 in full is requested. If the Local Planning Authority considers that the specific post-completion verification required by part (b) must be undertaken following completion, discharge of 7(a) is

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No	Condition	Comments
	development conforms to the recommendations and requirements approved under part a) of this condition. The report shall also undertake post completion testing to confirm that the noise criteria have been met. c) In the event of any non-conformity with the approved scheme, then any further measures that are required to ensure conformity shall be carried out. Any required measures/mitigation shall continue until conformity has been achieved and agreed in writing by the City Council as Local Planning Authority, prior to first occupation of the development.	requested now, with 7(b) and the consequential requirements of 7(c) to remain outstanding for the subsequent verification submission.
8	a) Within 1 month of planning permission hereby granted, a scheme for acoustically insulating the proposed residential accommodation against noise from Dickenson Road shall be submitted to and approved in writing by the City Council as Local Planning Authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied. Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary.	The Tetra Tech Noise Impact Assessment addresses Condition 8(a), including daytime and night-time monitoring, road-traffic noise modelling, internal noise criteria under BS 8233 and consideration of overheating under Approved Document O. The applicant adopts the acoustic scheme set out in the report: acoustically rated glazing to the affected noise-sensitive rooms, based on a minimum 30dB Rw+Ctr sound reduction, together with alternative/trickle ventilation to affected bedrooms on the southern and eastern facades. The ventilation is to achieve a minimum 35dB Dn,e,w sound reduction and be at least 5dB greater than the glazing performance. The consultant concludes that Condition 8(a) can be discharged. Condition 8(b) requires post-completion verification testing and will be addressed following completion; 8(c) applies in the event of non-conformity.
14	Prior to first occupation of the development hereby approved, a scheme for the enhancement of the site for ecological purposes shall be submitted to and agreed in writing by the City Council as Local Planning	NatureWise Ecology has prepared a Biodiversity Enhancement Scheme (239DR-NWE-001, revision 001, 17th August 2026). It specifies one durable bat box (Schwegler 1FF or equivalent)

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No	Condition	Comments
	Authority. Details should include bat and bird boxes. The agreed scheme shall be implemented in accordance with a timescale to be agreed and retained and maintained thereafter.	and one house sparrow terrace (Schwegler 1SP or equivalent), with installation heights, orientations and indicative locations. The applicant proposes that both features are installed prior to first occupation in accordance with the consultant's recommendations and Figure 1, and retained and maintained thereafter. Any damaged, removed or unserviceable feature will be replaced with an equivalent unit in a suitable location. Full discharge of Condition 14 is requested.

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Condition 7: External Plant Noise

Consultant:	Tetra Tech Limited
Report:	Noise Impact Assessment
Reference:	784-B082866
Date:	26th August 2026

The Noise Impact Assessment is submitted in support of Condition 7. It assesses noise from the Unaporte platform lift using BS 4142 methodology. At the nearest existing noise-sensitive receptor, the predicted plant rating level is 30dB below the representative daytime background level and 15dB below the representative night-time background level. The assessment therefore demonstrates a substantial margin beyond the 5dB-below-background criterion in Condition 7(a), and Tetra Tech concludes that 7(a) can be discharged.

On the basis of that assessment, the applicant requests discharge of Condition 7 in full. Part 7(b) is drafted as a post-completion verification requirement. If the Local Planning Authority considers that physical post-completion testing remains necessary notwithstanding the margin demonstrated by the assessment, it is requested that 7(a) be discharged now, with 7(b) and the consequential provisions of 7(c) left outstanding for a verification submission at the relevant stage.

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239 Dickenson Road

784-B082866

Noise Impact Assessment

Goodier Construction Ltd

August 2026

TETRA TECH

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Document Control

If you require this document in an alternative format, such as large print or a coloured background, please request this from your Tetra Tech contact.

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Client:	Goodier Construction Ltd
Project number:	784-B082866
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Table of contents

Executive Summary **6**

1.0 Introduction **7**

1.1 Purpose of this Report 7

1.2 Legislative Context 7

1.3 Local & Regional Policy Context 11

1.4 Acoustic Consultants' Qualifications and Professional Memberships 13

2.0 Assessment Criteria **14**

2.1 Planning Condition Details - Conditions 7a and 8a 14

2.2 Part O: Overheating - Night-time Noise Assessment Criteria 15

3.0 Assessment Methodology **20**

3.1 Noise Modelling Methodology 20

3.2 Model Input Data 21

3.3 Sensitive Receptors 21

4.0 Noise Survey **23**

4.1 Noise Survey Details 23

4.2 Noise Survey Results 24

4.3 Representative Background Noise Levels 25

4.4 Model Verification (Existing Ambient Noise Climate) 26

5.0 Assessment of Effects **27**

5.1 Operational Phase 27

6.0 Conclusion **31**

Appendices **32**

List of tables

Table 1.1: PPG Noise Exposure Hierarchy 10

Table 1.2: Acoustic Consultants' Qualifications & Experience 13

Table 2.1: External Noise Levels Above Which the Simplified Overheating Assessment Method Cannot Be Used 16

Table 2.2: Noise Level Criteria and Actions 17

Table 3.1: Modelling Parameters Sources and Input Data 20

Table 3.2: Sensitive Receptor Locations 21

Table 4.1: Baseline Noise Survey Measurement Equipment 23

Table 4.2: Noise Monitoring Locations 23

Table 4.4: Results of Baseline Noise Monitoring Survey (Average Levels) 25

Table 4.4: Representative Background Noise Levels (All Receptors) 25

Table 4.5: Modelled vs. Monitored Results $L_{Aeq;\ daytime\ 07:00 – 23:00}$ 26

Table 4.6: Modelled vs. Monitored Results $L_{Aeq;\ night\text{-}time\ 23:00 – 07:00}$ 26

Table 4.7: Modelled vs. Monitored Results $L_{Max;\ night\text{-}time\ 23:00 – 07:00}$ 26

Table 5.1: BS4142 Assessment 27

Table 5.2: Daytime Noise Intrusion Levels $L_{Aeq,1hour}$ 28

Table 5.3: Night-time Noise Intrusion Levels $L_{Aeq,15min}$ 28

Table 5.4 Night-time Noise Intrusion Levels L_{Amax} 29

List of figures

Figure 3.1: Sensitive Receptor Locations 22

Figure 4.1: Noise Monitoring Locations 24

Figure 5.1: Night-time Noise Contour Plot at 4m 30

Appendices

Appendix A – Acoustic Terminology

Appendix B – References

Acronyms/Abbreviations

Acronyms/Abbreviations	Definition
CADNA	Computer Aided Noise Abatement
DMRB	Design Manual for Roads and Bridges
HGV	Heavy Goods Vehicle
PPG	Planning Practice Guidance
UDP	Unitary Development Plan
UKAS	United Kingdom Accreditation Service

Executive Summary

A noise assessment has been undertaken to support the discharge of conditions 7a and 8a (under planning ref: 145321/FO/2026).

A baseline monitoring survey was undertaken at two locations from Thursday 20th August 2026 to Friday 21st August 2026 to establish the existing background noise levels (L_{A90}) and ambient noise levels ($L_{Aeq,T}$) at the surrounding existing sensitive receptors during the daytime and night-time periods.

CADNA noise modelling software has been used to model predicted noise emissions from the plant using the ISO 9613-2 noise propagation methodology at the closest sensitive receptors.

The results of the BS4142 assessment predict that noise rating levels will be at least 5dB below the existing background noise levels at all receptor locations. As such, it is considered that Condition 7a can be discharged.

The results of the noise intrusion assessment in accordance with BS8233 predicts that internal noise levels can be met with windows closed for all receptors. Acoustically rated glazing system, in conjunction with alternative ventilation in the form of trickle ventilation are required for bedrooms along the southern and eastern facades. As such, it is considered that conditions 8a can be discharged.

1.0 Introduction

1.1 Purpose of this Report

This report presents the findings of a noise assessment to support the discharge of conditions 7a and 8a (under planning ref: 145321/FO/2026). The development is to create 18no. self-contained residential units, at 239 Dickenson Road, Manchester M13 0YW.

A description of the existing noise environment in and around the site is provided. Noise surveys have been undertaken and the results used to verify predictions of the short-term and long-term effects of noise.

A list of acoustic terminology used in this report is provided in Appendix A. Report Conditions are available upon request.

1.2 Legislative Context

This report is intended to provide information relevant to the local planning authority and their consultees in support of a planning application for the above proposed development. Policy guidance with respect to noise is found in the National Planning Policy Framework (NPPF), published in August 2026. With regard to noise and planning, the NPPF contains the following policies:

> “P3: Living conditions and pollution
>
> 1. Development proposals should be appropriate for their location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, whether these effects are on or off-site; and whether this is as a result of the development itself or the product of preexisting conditions in its vicinity. In assessing the potential effects of pollution, consideration should be given to the potential sensitivity of the site, and its intended occupiers and users, as well as that of the environment and population in the surrounding area (including where certain groups could be particularly vulnerable to its effects, such as children and older people).
>
> 2. Within this context development proposals should:
>
> a. Provide healthy living conditions for occupiers and users in terms of adequate access to light and avoiding exposure to levels of air, noise, artificial light or other

sources of pollution which could have an unacceptable adverse effect on health and the quality of life. Where necessary suitable mitigation measures should be incorporated to secure acceptable living conditions;

b. Not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site. Adverse impacts of this nature should be avoided where possible, or else mitigated to an acceptable degree. Where possible, opportunities should be taken to reduce pollution affecting the wider area (such as through traffic and travel management or improved external lighting);

d. Mitigate and reduce to a minimum potential adverse impacts resulting from noise, not result in levels of noise exposure which would have a significant observed adverse effect, and maintain the character of tranquil areas (those areas that have remained relatively undisturbed by noise from human sources and are prized for their recreational and amenity value for this reason);"

"P4: Impact of development on existing activities:

1. Existing businesses, community facilities, public services and defence and security activities should not have unreasonable restrictions placed on their current or permitted operation as a result of development being approved after they were established. This means that development proposals should be capable of being integrated effectively with existing business, community and public service activities and infrastructure in their vicinity (including, but not limited to, uses such as pubs, music venues, places of worship, sports clubs, blue light services, defence, electricity network infrastructure and industrial and waste sites).

2. Where the operation of an existing activity could have a significant adverse effect on a proposed new development in its vicinity, development proposals should:

a. Identify the nature of the potential impacts, informed where necessary by early discussions between the applicant (i.e. the 'agent of change') and those existing uses which could be affected by the proposal to inform the scope for mitigation; and
b. Be able to demonstrate that suitable mitigation can be provided before first

occupation of the development, if it is to be acceptable. Planning conditions or obligations should be used to secure agreed mitigation measures.

3. This policy applies to new development involving changes of use of land and property, as well as to new construction, and includes situations where new development may interfere with the operation of electronic communications networks. Both lawful current and permitted levels of operation of existing activities should be taken into account when applying this policy."

Planning Practice Guidance (PPG): Noise provides further guidance with regard to the assessment of noise within the context of Planning Policy. The overall aim of this guidance, tying in with the principles of the NPPF and the Explanatory Note of the Noise Policy Statement for England (NPSE), is to **"identify whether the overall effect of noise exposure is, or would be, above or below the significant observed adverse effect level and the lowest observed adverse effect level for the given situation."**

A summary of the effects of noise exposure associated with both noise generating developments and noise sensitive developments is presented within the PPG and repeated in **Table 1.1**.

Table 1.1: PPG Noise Exposure Hierarchy

Perception	Examples of Outcomes	Increasing Effect Level	Action
No Observed Effect Level			
Not present	No Effect	No Observed Effect	No Specific Measures Required
No Observed Adverse Effect Level (NOAEL)			
Present and not intrusive	Noise can be heard, but does not cause any change in behaviour, attitude or other physiological response. Can slightly affect the acoustic character of the area but not such that there is a change in the quality of life.	No Observed Adverse Effect	No Specific Measures Required
Lowest Observed Adverse Effect Level (LOAEL)			
Present and intrusive	Noise can be heard and causes small changes in behaviour, attitude or other physiological response, e.g. turning up volume of television; speaking more loudly; where there is no alternative ventilation, having to close windows for some of the time because of the noise. Potential for some reported sleep disturbance. Affects the acoustic character of the area such that there is a small actual or perceived change in the quality of life.	Observed Adverse Effect	Mitigate and reduce to a minimum
Significant Observed Adverse Effect Level (SOAEL)			
Present and disruptive	The noise causes a material change in behaviour, attitude or other physiological response, e.g. avoiding certain activities during periods of intrusion; where there is no alternative ventilation, having to keep windows closed most of the time because of the noise. Potential for sleep disturbance resulting in difficulty in getting to sleep, premature awakening and difficulty in getting back to sleep. Quality of life diminished due to change in acoustic character of the area.	Significant Observed Adverse Effect	Avoid
Present and very disruptive	Extensive and regular changes in behaviour, attitude or other physiological response and/or an inability to mitigate effect of noise leading to psychological stress, e.g. regular sleep deprivation/awakening; loss of appetite, significant, medically definable harm, e.g. auditory and non-auditory.	Unacceptable Adverse Effect	Prevent

The NPPF, NPSE and PPG do not, however, present absolute noise level criteria which define SOAEL, LOAEL and NOEL which is applicable to all sources of noise in all situations. Therefore, within the context of the Proposed Development, national planning policy and appropriate guidance documents including ‘BS 8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings’ (2014) and ‘BS 4142:2014+A1:2019 Methods for Rating and Assessing Industrial and Commercial Sound’ (2014) have been used. Section 2.0 presents the noise level criteria used as a basis of this assessment.

The PPG also states that neither the NPSE nor the NPPF (which reflects the Noise Policy Statement) expects noise to be considered in isolation, separately from the economic, social and other environmental dimensions of the proposed development.

Furthermore, the PPG: Noise identifies at Paragraph: 011 Reference ID: 30-011-20190722 the requirement for developments proposals to incorporate measures to mitigating the impact of noise on residential developments. In particular:

"*Noise impacts may be partially offset if residents have access to one or more of:*

- *a relatively quiet facade (containing windows to habitable rooms) as part of their dwelling;*
- *a relatively quiet external amenity space for their sole use, (e.g. a garden or balcony). Although the existence of a garden or balcony is generally desirable, the intended benefits will be reduced if this area is exposed to noise levels that result in significant adverse effects;*
- *a relatively quiet, protected, nearby external amenity space for sole use by a limited group of residents as part of the amenity of their dwellings; and/or*
- *a relatively quiet, protected, external publicly accessible amenity space (e.g. a public park or a local green space designated because of its tranquillity) that is nearby (e.g. within a 5 minute walking distance).*

1.3 Local & Regional Policy Context

Following a review of the Manchester City Council Core Strategy (adopted 11th July 2012), the following polices relating to noise were identified:

Policy DM1: Development Management:

"All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

…Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise..."

Following a review of the Unitary Development Plan, the following polices relating to noise were identified:

Policy DC26: Development and Noise:

“DC26.1 The Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both: a. the effect of new development proposals which are likely to be generators of noise; and b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.

DC26.2 New noise-sensitive developments (including large-scale changes of use of existing land or buildings), such as housing, schools, hospitals or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the Council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

DC26.3 Developments likely to result in unacceptably high levels of noises will not be permitted:

a. in residential areas;

b. near schools, hospitals, nursing homes and similar institutions;

c. near open land used frequently for recreational purposes.

DC26.4 Where the Council believes that an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, it will in either case require the applicant to provide an assessment of the likely impact and of the measures he proposes to deal satisfactorily with it. Such measures might include the following:

a. engineering solutions, including reduction of noise at source, improving sound insulation of sensitive buildings or screening by purpose-built barriers;

b. layout solutions, including consideration of the distance between the source of the noise and the buildings or land affected by it; and screening by natural barriers or other buildings or non-critical rooms within a building; and

c. administrative steps, including limiting the operating times of the noise source, restricting activities allowed on the site or specifying an acceptable noise limit. Any or all of these

factors will be considered appropriate for inclusion in conditions on any planning permission.

DC26.5 The Council will control noise levels by requiring, where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate. DC26.6 Exceptions to the general policy will be considered on their merits. The Council accept, as an example, that the occasional use of outdoor facilities such as sports stadia for concerts can be acceptable in certain circumstances. Any such proposal will be considered in the light of consultation with local residents and others, and the practicability of appropriate conditions on any approval."

1.4 Acoustic Consultants' Qualifications and Professional Memberships

The lead project Acoustic Consultant is Kishan Vegamwala. The report has been checked by Yanko Yankov and verified by Dawit Abraham. Relevant qualifications, membership and experience are summarised in **Table 1.2**.

Table 1.2: Acoustic Consultants' Qualifications & Experience

Name	Education	Experience in Undertaking Noise Assessments (Start date of working in noise & acoustics)	Attained Associate Membership of the Institute of Acoustics (date)	Attained Membership of the Institute of Acoustics (date)
Kishan Vegamwala	A Levels 2022	Sep 2022	-	-
Yanko Yankov	BEng 2015	Nov 2017	Jan 2018	March 2022
Dawit Abraham	BSc 2008 MSc 2010	Oct 2010	Jan 2011	Jan 2015

2.0 Assessment Criteria

2.1 Planning Condition Details - Conditions 7a and 8a

Condition 7a which relates to external plant is outlined below:

> *"Any externally mounted ancillary 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 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to first occupation of the units hereby approved a scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full prior to first occupation of the development."*

Condition 8a which relates to noise intrusion is outlined below:

> *"Within 1 month of planning permission hereby granted, a scheme for acoustically insulating the proposed residential accommodation against noise from Dickenson Road shall be submitted to and approved in writing by the City Council as Local Planning Authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied. Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary."*

Condition 8b requires verification testing to show compliance with Condition 8a is outline below:

> *Prior to first occupation of the residential units, a verification report shall be submitted to validate that the work undertaken throughout the development conforms to the recommendations and requirements approved as part a) of this condition. The validation report shall also undertake post completion testing to confirm that the internal noise criteria have been met.*

2.2 Part O: Overheating - Night-time Noise Assessment Criteria

Building Regulations Part O: Overheating, also referred to as Approved Document O (ADO) applies to new residential buildings (either where the planning application is submitted after 15th June 2022, or where the building work hasn't been started by 15th June 2023). Therefore, the requirements of ADO apply the residential aspects of the proposed development.

The intention of ADO is summarised within the document as follows:

> *"The aim of requirement O1 is to protect the health and welfare of occupants of the building by reducing the occurrence of high indoor temperatures. In the Secretary of State's view, requirement O1 is met by designing and constructing the building to achieve both of the following.*
>
> *a. Limiting unwanted solar gains in summer.*
>
> *b. Providing an adequate means of removing excess heat from the indoor environment."*

As can be seen from the above, the main intention of this document is to avoid unwanted solar gains and overheating within dwellings. The acoustic requirements of a development are presented within the overheating mitigation section of the document. The overarching requirements of the overheating strategy are identified as the following:

> *"O1 Overheating mitigation:*
>
> *(1) Reasonable provision must be made in respect of a dwelling, institution or any other building containing one or more rooms for residential purposes, other than a room in a hotel ("residences") to—*
>
> *(a) limit unwanted solar gains in summer;*
>
> *(b) provide an adequate means to remove heat from the indoor environment.*
>
> *(2) In meeting the obligations in paragraph (1)—*
>
> *(a) account must be taken of the safety of any occupant, and their reasonable enjoyment of the residence; and*

(b) mechanical cooling may only be used where insufficient heat is capable of being removed from the indoor environment without it."

The obligation specified within requirement 2a outlines the need that dwellings need to be able to provide both a safe space and one that could be reasonably enjoyed by the residence. It is in the satisfying of this part of the requirement where noise at night-time needs to be considered. Paragraphs 3.2 to 3.4 present the guidance on ensuring the overheating mitigation strategy for the proposed development is suitable. The pertinent section of the guidance has been reproduced below:

"In locations where external noise may be an issue (for example, where the local planning authority considered external noise to be an issue at the planning stage), the overheating mitigation strategy should take account of the likelihood that windows will be closed during sleeping hours (11pm to 7am).

Windows are likely to be closed during sleeping hours if noise within bedrooms exceeds the following limits.

a. 40dB $L_{Aeq,T}$, averaged over 8 hours (between 11pm and 7am).

b. 55dB L_{AFmax}, more than 10 times a night (between 11pm and 7am)."

The Association of Noise Consultants (ANC) and the Institute of Acoustics (IOA) *Approved Document O Noise Guide V1.1* (Nov 2024) goes on to state that a 10 dB reduction is the approximate outside-to-inside level difference for window openings necessary to satisfy the simplified method of ADO in this location (medium risk location as defined by ADO). This ADO noise guide goes on to specify the external noise level above which the simplified method of ADO should not be used. These levels are reproduced in **Table 2.1**.

Table 2.1: External Noise Levels Above Which the Simplified Overheating Assessment Method Cannot Be Used

Parameter	Level
$L_{Aeq,8hr}$, averaged over 8 hours (between 11pm and 7am)	50 dB
$L_{AFmax,}$ more than 10 times a night (between 11pm and 7am)	65 dB

Based on the guidance and criteria provided with ADO and the guidance on ADO produced by the ANC and IOA, an assessment has been undertaken to determine which areas of the proposed development (if any) are in exceedance of the night-time noise level criteria. In

order to enable the assessment of the proposed development in terms of LOAEL and SOAEL, Table 2.2 presents equivalent noise levels and associated actions with the target noise level criteria identified. The noise level criteria detailed below have been derived from standards and design guidance:

- BS 8233:2014 'Guidance on sound insulation and noise reduction for buildings – Code of practice'
- BS4142:2014 'Method for rating industrial and commercial sound'
- World Health Organisations (1999) 'Guidelines for Community Noise'

A full bibliography of documents referenced within this report is provided within Appendix B.

Table 2.2: Noise Level Criteria and Actions

Noise Sources	Noise Level Criteria	Justification for Effect Level-Action Required
No Observed Adverse Effect Level (NOAEL)		
On-site operational noise associated with the following noise sources: • Fixed plant and equipment located externally or internally with louvered ventilation grilles.	Difference between Rating Level ($L_{Ar,T}$) dB and existing background level $L_{A90,T}$ dB is less than or equal to 0dB	**Justification for Effect Level:** Below low impact threshold in BS4142:2014 **Action Required:** None
Absolute internal noise criteria for the following noise sources with windows closed: • Road traffic noise • Fixed plant and equipment located externally or internally with louvered ventilation grilles.	Noise levels are below: Living Rooms: - 35 dB$L_{Aeq,16hours}$ Kitchens, Dining Rooms, and Studies: - 40 dB$L_{Aeq,16hours}$ Bedrooms: - 35 dB$L_{Aeq,16hours}$ - 30dB $L_{Aeq,8hr}$ - $L_{AFmax,2min}$ noise levels do not exceed: 45dB L_{AFmax} based on 10th highest $L_{AFmax,2min}$ sample)	**Justification for Effect Level:** Less than threshold values in Table 4 in BS8233:2014 and Table 1 in World Health Organisation (1999) Guidelines on Community Noise **Action Required:** None
Lowest Observed Adverse Effect Level (LOAEL)		
On-site operational noise associated with the following noise sources: Fixed plant and equipment located externally or internally with louvered ventilation grilles.	Difference between Rating Level ($L_{Ar,T}$) dB and existing background sound level $L_{A90,T}$ dB is between 1-4dB.	**Justification for Effect Level:** Lower rating levels relative to measured background indicate it is less likely for adverse impacts to occur (depending on context). **Action Required:** Reduce to a minimum the exceedance over 0dB above background threshold through good acoustic design where practicable, or demonstrate

Noise Sources	Noise Level Criteria	Justification for Effect Level- Action Required
		contextual reasoning as to why adverse effects are not predicted
Absolute internal noise criteria for the following noise sources with windows closed: • Road traffic noise • Fixed plant and equipment located externally or internally with louvered ventilation grilles.	Noise levels are between: Living Rooms: - 35-40 dB$L_{Aeq,16hours}$ Kitchens, Dining Rooms, and Studies: - 40-45 dB$L_{Aeq,16hours}$ Bedrooms: - 35-40 dB$L_{Aeq,16hours}$ - 30-35dB $L_{Aeq,8hr}$ - $L_{AFmax,2min}$ noise levels do not exceed 45dB L_{AFmax} based on 10th highest $L_{AFmax,2min}$ sample)	**Justification for Effect Level:** Exceed threshold guidelines in Table 4 of BS8233:2014 and World Health Organisation (1999) Guidelines on Community Noise by no greater than 5dB to achieve reasonable internal conditions as defined by Note 7 to Table 1 in BS8233:2014 **Action Required:** Mitigate and reduce to a minimum the exceedance over the threshold
Significant Observed Adverse Effect Level (SOAEL)		
On-site operational noise associated with the following noise sources: Fixed plant and equipment located externally or internally with louvered ventilation grilles.	Difference between Rating Level ($L_{Ar,T}$) dB and existing background sound level $L_{A90,T}$ dB is between 5-9dB.	**Justification for Effect Level:** Within adverse impact threshold in BS4142:2014. **Action Required** Additional mitigation required to achieve effect of LOAEL or less.
Absolute internal noise criteria for the following noise sources with windows closed: • Road traffic noise • Fixed plant and equipment located externally or internally with louvered ventilation grilles.	Noise levels are between: Living Rooms: - 40-45 dB$L_{Aeq,16hours}$ Kitchens, Dining Rooms, and Studies: - 45-50 dB$L_{Aeq,16hours}$ Bedrooms: - 40-45 dB$L_{Aeq,16hours}$ - 35-40dB $L_{Aeq,8hr}$ - 45-55dB $L_{AFmax,2min}$ based on 10th highest $L_{AFmax,2min}$ sample)	**Justification for Effect Level:** Exceeds BS8233:2014 $L_{Aeq,T}$ reasonable criteria by 5dB or exceeds $L_{AFmax,2min}$ (10th highest sample) **Action Required:** Additional mitigation required to achieve effect of LOAEL or less.
Unacceptable Observed Adverse Effect Level (UOAEL)		
On-site operational noise associated with the following noise sources: Fixed plant and equipment located externally or internally with louvered ventilation grilles.	Difference between Rating Level ($L_{Ar,T}$) dB and existing background sound level $L_{A90,T}$ dB is equal to or greater than 10dB	**Justification for Effect Level:** Within significant adverse impact threshold in BS4142:2014 **Action Required:** Additional mitigation required to achieve effect of LOAEL or less.
Absolute internal noise criteria for the following noise sources with windows closed: • Road traffic noise • Fixed plant and equipment located externally or internally with louvered ventilation grilles.	Noise levels exceed: Living Rooms: - 45 dB$L_{Aeq,16hours}$ Kitchens, Dining Rooms, and Studies: - 50 dB$L_{Aeq,16hours}$ Bedrooms: - 45 dB$L_{Aeq,16hours}$ - 40dB $L_{Aeq,8hr}$	**Justification for Effect Level:** Exceeds BS8233:2014 $L_{Aeq,T}$ reasonable criteria by 10dB or exceeds $L_{AFmax,2min}$ (10th highest sample) by 10dB or more. **Action Required:** Additional mitigation required to achieve effect of LOAEL or less.

Noise Sources	Noise Level Criteria	Justification for Effect Level-Action Required
	- $L_{AFmax,2min}$ noise levels exceeds 55dB L_{AFmax} based on 10th highest $L_{AFmax,2min}$ sample)	

3.0 Assessment Methodology

3.1 Noise Modelling Methodology

Three-dimensional noise modelling has been undertaken based on the monitoring data to predict noise levels at a number of locations both horizontally and vertically. CADNA noise modelling software has been used. This model is based on ISO 9613-2 noise propagation methodology and allows for detailed prediction of noise levels to be undertaken for large numbers of receptor points and different noise emission scenarios both horizontally and vertically. The modelling software calculates noise levels based on the emission parameters and spatial settings that are entered. Input data and model settings as given in **Table 3.1** have been used.

Table 3.1: Modelling Parameters Sources and Input Data

Parameter	Source	Details
Horizontal distances – around site	Ordnance Survey	Ordnance Survey
Ground levels – around site	DEFRA	LiDAR – 1m DTM
Building heights – around site	Tetra Tech Observations	• 4.0m height for one-storey properties • 8.0 m height for two storey properties • 3.0m per additional storey
Receptor positions*	Tetra Tech	• 1.5 m for ground floor properties • 4.0m height for first-floor properties • 3.0m per additional storey • 1.5m height for monitoring validation locations.
Modelling Parameters	Tetra Tech	• Ground Absorption: 0.5 • Order of Reflections: 3 • Noise Contour Plot Grid Receiver Spacing: 10.0
Proposed Plans	Building Sense	Drawing Title: Existing and Proposed Floor Plans Drawing No: 25060.PP.01
*All receptors modelled 0.05m from building façade unless otherwise stated.		

It is acknowledged that a number of the values of parameters chosen will affect the overall noise levels presented in this report. However, it should be noted that the values used, as identified above, are worst-case.

3.2 Model Input Data

Information regarding noise emissions from the Unaporte Platform Lift has been provided by the lift supplier. A sound power level of 50dB has been inputted as a point source at 1.5m above ground in the model. The lift is hopinh to serve 2 dwellings as such the following assumption has been made:

- Lift cycle duration 1 minute
- 4x cycles per 60 minutes daytime period – resulting in -on-time -12 dB correction
- 2x cycles per 15 minutes night-time period – resulting in -on-time -9 dB correction

3.3 Sensitive Receptors

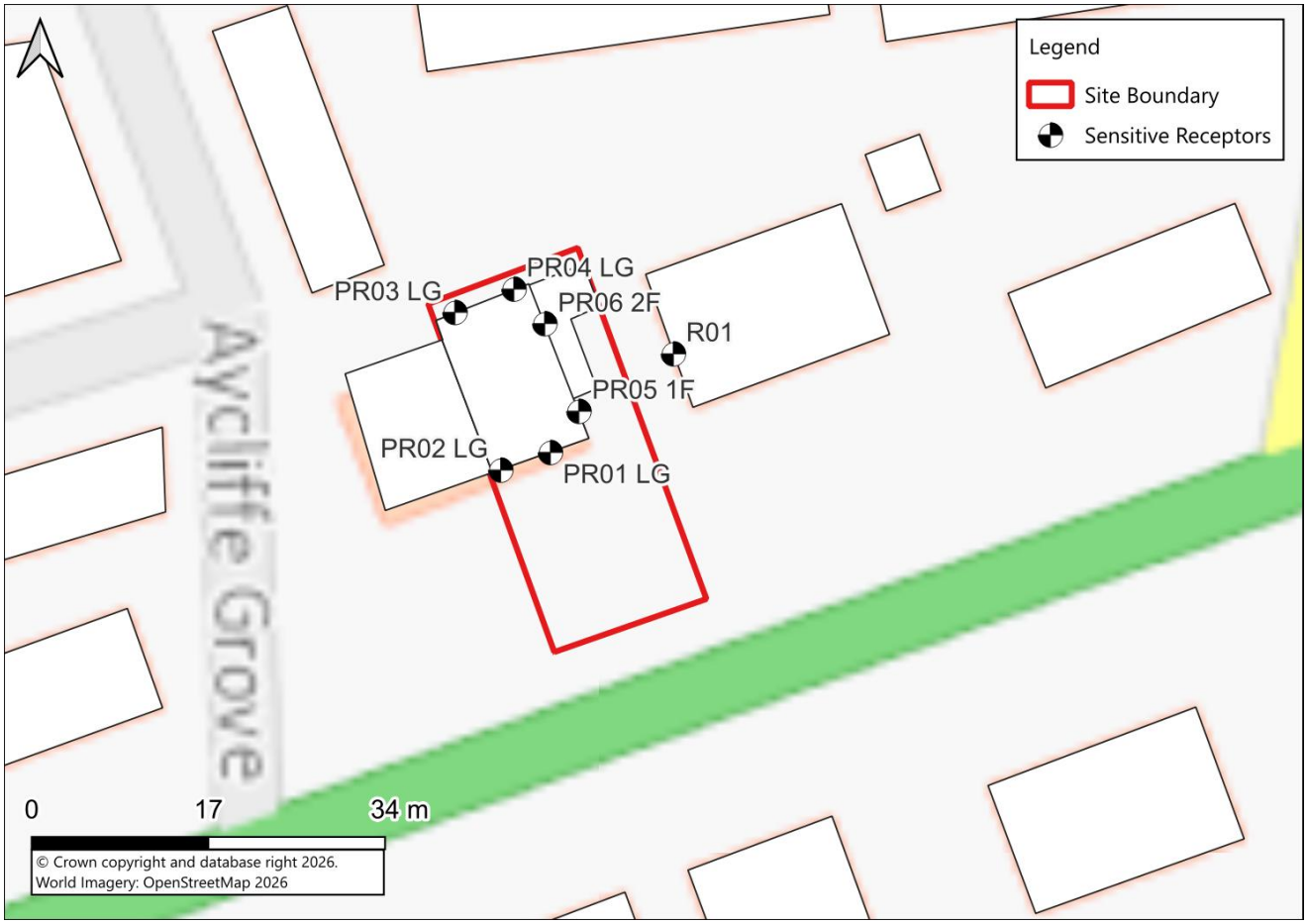
3.3.1 Sensitive Receptor Locations

Table 3.2 summarises receptor locations that have been selected to represent worst-case sensitive residential receptors with respect to direct noise from the site and noise intrusion into the site. Façades of the nearest noise sensitive properties to the development site have been represented as well as bedroom façades of the proposed development. The locations of the receptors are presented within **Figure 3.1**.

Table 3.2: Sensitive Receptor Locations

Ref.	Description	Height (m)
R01	241 Dickenson Road	4.0
PR01	Proposed Receptor South façade LG	1.5
PR02	Proposed Receptor South façade LG	1.5
PR03	Proposed Receptor North façade LG	1.5
PR04	Proposed Receptor North Façade LG	1.5
PR05	Proposed Receptor East façade 1F	4.0
PR06	Proposed Receptor East Façade 2F	7.0

Figure 3.1: Sensitive Receptor Locations



4.0 Noise Survey

4.1 Noise Survey Details

A monitoring survey was undertaken to characterise ambient and background noise levels currently experienced on the site. Equipment used during the survey included:

Table 4.1: Baseline Noise Survey Measurement Equipment

Equipment Type	Model	Serial Number
Sound Level Meter	Rion NL-52	1087405
Calibrator	Rion NC-75	34957105

The measurement equipment was checked against the appropriate calibrator at the beginning and end of the measurements, in accordance with recommended practice. The accuracy of the calibrators can be traced to National Physical Laboratory Standards, calibration certificates for which are available on request.

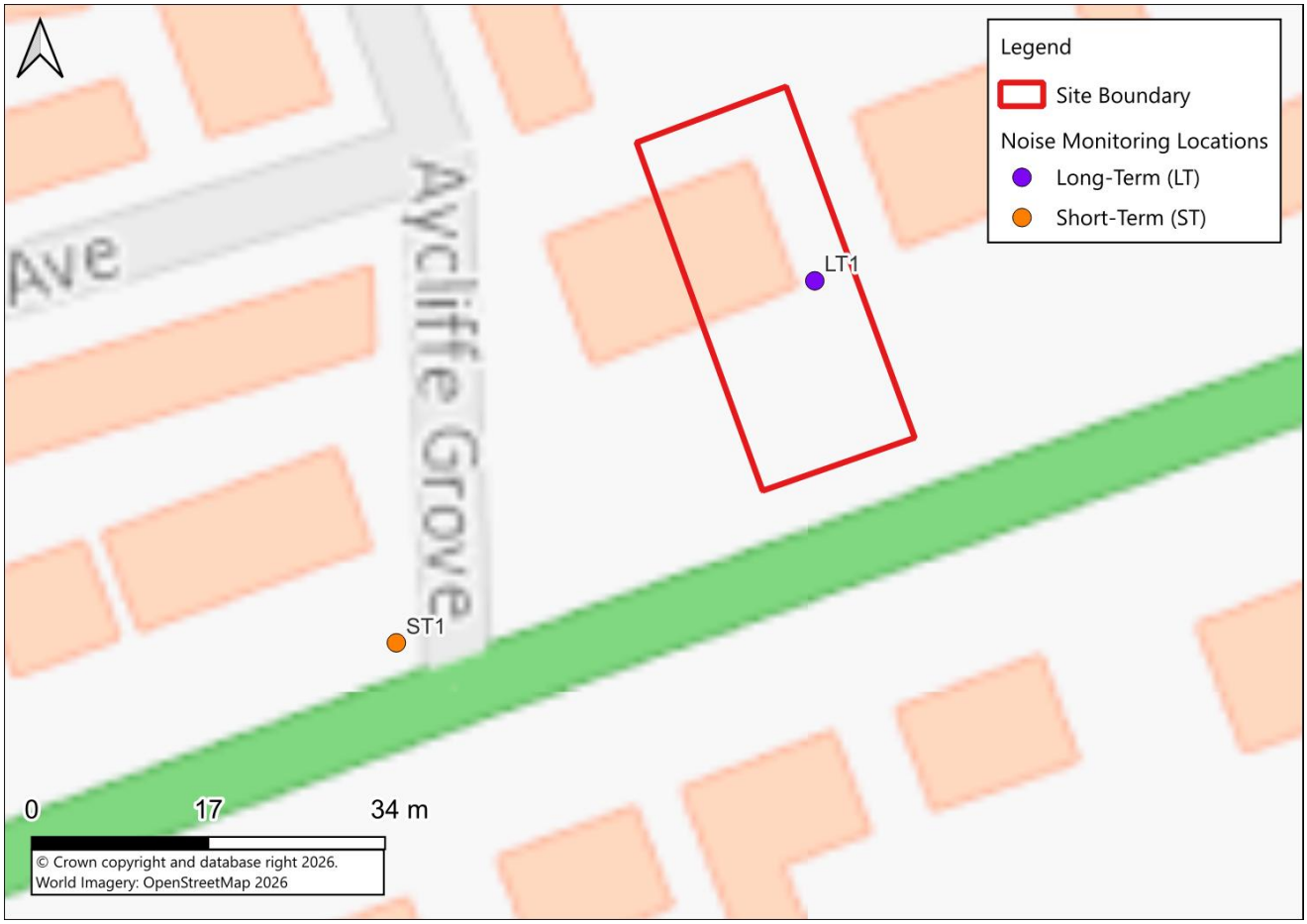
A baseline monitoring survey was undertaken at two locations (as specified in **Table 4.2** and shown in **Figure 4.1** below) from Thursday 20th August 2026 to Friday 21st August 2026. One Long-Term (LT) location was measured unattended over a 15-hour period with one additional Short-Term (ST) location being measured during the daytime. The raw data collected from the long-term monitoring is available upon request.

Measurements were taken in general accordance with BS 7445-1:2003 The Description and Measurement of Environmental Noise: Guide to quantities and procedures. Weather conditions during the survey period were observed as being dry. Anemometer readings confirmed that wind speeds were less than 5 ms-1 at all times during the survey, with a predominant northerly wind direction during the survey.

Table 4.2: Noise Monitoring Locations

Ref	Description
LT1	Located in the centre of the site, adjacent to the existing building
ST1	Located outside 209 Dickenson Road

Figure 4.1: Noise Monitoring Locations



4.2 Noise Survey Results

The dominant noise sources found in the area include road traffic noise from Dickenson Road, and construction works on site. Other contributions to the ambient noise environment consist of general residential noise, and occasional vehicles along Aycliffe Road, Clarence Road and Ashfield Road. As there were construction works occurring on site during the survey, times when construction was identified to be the dominant noise source have been removed from the dataset.

Ambient and background noise levels are usually described using the L_{Aeq} index (a form of energy average) and the L_{A90} index (i.e. the level exceeded for 90% of the measurement period) respectively. Road traffic noise is generally described using the L_{A10} index (i.e. the level exceeded for 10% of the measurement period). For the long-term (LT) locations, the presented $L_{Aeq,T}$ and $L_{A10,T}$ are average noise levels whilst the L_{A90} is the modal noise level of each 5-minute measurement over the stated survey period.

The results of the statistical measurements and frequency measurements conducted during the survey are summarised in the following table. All values are sound pressure levels in dB (re: 2 x 10^{-5} Pa).

Table 4.3: Results of Baseline Noise Monitoring Survey (Average Levels)

Period	Duration (T)	Monitoring Date and Times	Location	$L_{Aeq,T}$ (dB)	$L_{Amax,T}$ (dB)	$L_{Amin,T}$ (dB)	$L_{A10,T}$ (dB)	$L_{A90,T}$ (dB)
Weekday Daytime 07:00 - 23:00	7.5 Hours	20/08/2026 – 21/08/2026	LT1	53.0	84.5	31.4	56.5	42.0
Weekday Night-time 23:00 – 07:00	8 Hours	20/08/2026 – 21/08/2026		50.0	86.6	24.8	52.2	30.0
Weekday Daytime 07:00 - 23:00	15 Minutes	21/08/2026 11:46	ST1	64.2	80	38.1	68.2	45.1

All values are sound pressure levels in dB re: 2x 10^{-5} Pa

4.3 Representative Background Noise Levels

Using the data collected during the baseline survey, representative background noise levels have been derived for all receptor locations presented in **Figure 3.1**. **Table 4.3** presents the representative background noise levels considered appropriate for the existing sensitive receptors within the area (the lower of the respective daytime and evening measurements have been used to represent daytime noise levels, where appropriate).

Table 4.4: Representative Background Noise Levels (All Receptors)

Receptors	Monitoring Location	Time Period	Representative Background Noise Level ($L_{A90,T}$ dB)*
All receptor locations	LT1	Daytime (07:00 – 23:00)	42
		Night-time (23:00 – 07:00)	30

*Lowest $L_{A90,T}$ value selected from either Weekday or Weekend.

The representative noise levels presented in **Table 4.3** have been used to inform the assessment presented in Section 5.0.

4.4 Model Verification (Existing Ambient Noise Climate)

Traffic noise from surrounding roads has been verified by modelling a measured daytime monitoring location for the 'existing' scenario. The comparison between the monitored and modelled results for the site is shown in **Table 4.5** - **Table 4.7**.

Table 4.5: Modelled vs. Monitored Results $L_{Aeq;\ daytime\ 07:00 – 23:00}$

Location	Monitored L_{Aeq}	Modelled L_{Aeq}	Difference between Monitored and Modelled Results
LT1	53.0	53.4	0.4
ST1	64.0	61.0	-3.0
All values are sound pressure levels in dB re: 2x 10-5 Pa			

Table 4.6: Modelled vs. Monitored Results $L_{Aeq;\ night\text{-}time\ 23:00 – 07:00}$

Location	Monitored L_{Aeq}	Modelled L_{Aeq}	Difference between Monitored and Modelled Results
LT1	50.0	50.0	0.0
All values are sound pressure levels in dB re: 2x 10-5 Pa			

Table 4.7: Modelled vs. Monitored Results $L_{Max;\ night\text{-}time\ 23:00 – 07:00}$

Location	Monitored L_{AFMax} *	Modelled L_{AFMax}	Difference between Monitored and Modelled Results
LT1	68.8	68.8	0.0
*10th Highest maximum noise level monitored used All values are sound pressure levels in dB re: 2x 10-5 Pa			

As all of the verification points show a divergence between monitored and modelled results of no more than ±3 dB, the models are considered suitably verified.

5.0 Assessment of Effects

5.1 Operational Phase

5.1.1 Building Services Plant Noise Assessment - Condition 7a

This assessment has been undertaken in order to establish the external noise levels from the Unaporte Platform Lift.

In accordance with BS 4142 section 9.2, a +3 dB correction has been added to create the noise rating level to account for any intermittency associated with the lift operating.

The results of the noise assessment are presented within **Table 5.1**.

Table 5.1: BS4142 Assessment

Location	Existing Measured Background L_{A90}		Noise rating level from plant		BS 4142 Score	
	Daytime	Night-time	Daytime	Night-time	Daytime	Night-time
PR01 LG	42	30	0	0	-42	-30
PR02 LG	42	30	0	0	-42	-30
PR03 LG	42	30	0	0	-42	-30
PR04 LG	42	30	0	0	-42	-30
PR05 1F	42	30	9	12	-33	-18
PR06 2F	42	30	4	8	-38	-22
R01	42	30	12	15	-30	-15

All values are sound pressure levels in dBA re: 2x 10^{-5} Pa.
All calculations used to derive the above table (including averaging of background noise levels and predicted source noise levels) have been undertaken to 1 decimal place to avoid perpetuation of rounding errors. However, in accordance with BS4142 para 8.6 the levels are expressed as integers (with 0.5 dB being rounded up). This may mean that the arithmetic in the above table may appear to be up to 1 dB incorrect due to this rounding.

As demonstrated within **Table 5.1**, the results of the assessment indicate that the BS4142 Noise Rating Levels at sensitive façades of the existing noise sensitive properties are at least 15dB below the existing background noise levels. As such, this meets the requirements of Condition 7a.

5.1.2 Noise Intrusion Assessment – Condition 8a

Internal noise levels at sensitive receptor locations, from road traffic noise have been assessed both with windows open, where a reduction from a partially open window of 13 dB has been used, and with windows closed where an assumption of double glazing with a sound reduction of 30 dB R_{w+Ctr} has been used.

In addition to the above, a preliminary assessment has been undertaken of locations at which internal night-time noise criteria identified within Building Regulations Approved Document O: 'Overheating' (and reproduced within Table 2.1) is likely to be exceeded. This assessment has been undertaken assuming rooms are under typical ventilation conditions (i.e. windows open), and all locations exceeding the identified criteria have been highlighted in **bold**.

Results of the noise intrusion and preliminary overheating assessments for average daytime and night-time noise levels are presented within **Table 5.2** and **Table 5.3** respectively, with night-time noise levels presented illustratively within **Figure 5.1**.

Table 5.2: Daytime Noise Intrusion Levels $L_{Aeq,1hour}$

Location	External L_{Aeq}	Internal L_{Aeq} with windows open	Internal L_{Aeq} with windows closed	Criteria L_{Aeq}
PR01 LG	54	41	24	35
PR02 LG	54	41	24	35
PR03 LG	28	15	0	35
PR04 LG	28	15	0	35
PR05 1F	51	38	21	35
PR06 2F	48	35	18	35
All values are sound pressure levels in dBA re: 2x 10^{-5} Pa.				

Table 5.3: Night-time Noise Intrusion Levels $L_{Aeq,15min}$

Location	External L_{Aeq}	Internal L_{Aeq} with windows open	Internal L_{Aeq} with windows closed	Criteria L_{Aeq}
PR01 LG	50	37	20	30
PR02 LG	50	37	20	30
PR03 LG	25	12	0	30
PR04 LG	25	12	0	30
PR05 1F	47	34	17	30
PR06 2F	44	31	14	30
All values are sound pressure levels in dBA re: 2x 10^{-5} Pa.				

As demonstrated within **Table 5.2** and **Table 5.3**, predicted noise levels are within BS8233 criteria at all receptors with windows closed. However, receptors located along the southern and eastern façade are predicted to be above internal criterion with windows open. As such, alternative ventilation is required in order to meet internal noise levels. It is expected that this will be delivered using trickle vents, if trickle vents are to be used, it is recommended that the minimum sound reduction performance of the ventilation ($D_{n,e,w}$) is at least 5dB greater than the glazing performance of the windows.

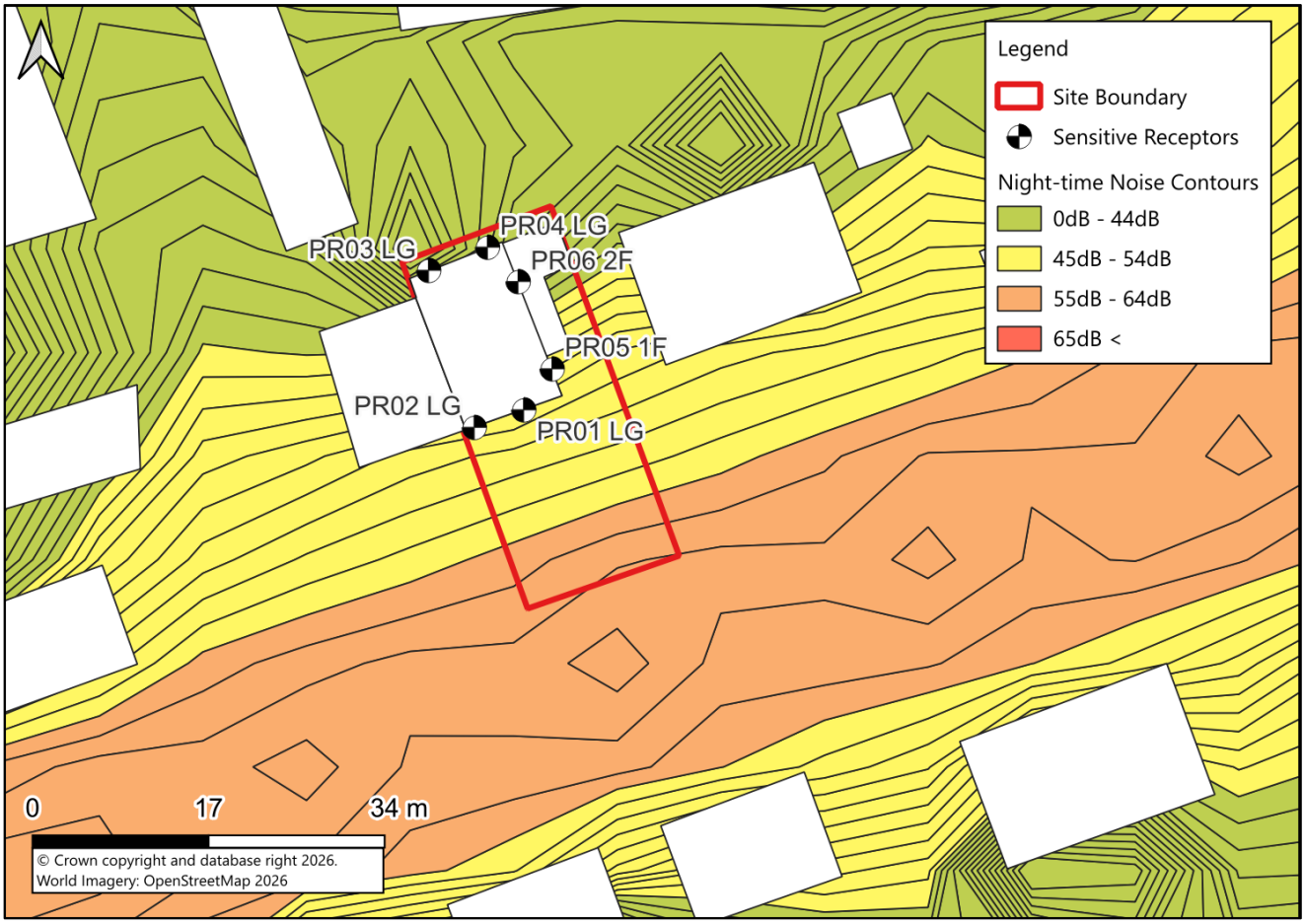
Results of the noise intrusion and preliminary overheating assessments for maximum night-time noise levels are presented within **Table 5.4**.

Table 5.4 Night-time Noise Intrusion Levels L_{Amax}

Location	External L_{Amax}	Internal L_{Amax} with windows open	Internal L_{Amax} with windows closed	Criteria L_{Amax}
PR01 LG	75	62	45	45
PR02 LG	74	61	44	45
PR03 LG	58	45	28	45
PR04 LG	59	46	29	45
PR05 1F	74	61	44	45
PR06 2F	71	58	41	45
All values are sound pressure levels in dBA re: 2x 10^{-5} Pa.				

As demonstrated within **Table 5.4**, internal criteria can be met at all receptors with windows closed. However, receptors located along the southern and eastern façade are predicted to be above internal criterion with windows open. As such, alternative ventilation is required in order to meet internal noise levels. Trickle ventilation with a minimum performance rating of 35dB D_{new} is recommended.

Figure 5.1: Night-time Noise Contour Plot at 4m



6.0 Conclusion

A noise assessment has been undertaken to support the discharge of conditions 7a and 8a (under planning ref: 145321/FO/2026). The development is to create 18no. self-contained residential units, at 239 Dickenson Road, Manchester M13 0YW.

The results of the BS4142 assessment predict that noise rating levels will be at least 5dB below the existing background noise levels at all receptor locations. As such, it is considered that Condition 7a can be discharged.

The results of the noise intrusion assessment in accordance with BS8233 predicts that internal noise levels can be met with windows closed for all receptors. Acoustically rated glazing system, in conjunction with alternative ventilation in the form of trickle ventilation are required for bedrooms along the southern and eastern facades. As such, it is considered that conditions 8a can be discharged.

The discharge of the conditions 8b can be completed following verification site testing upon completion of the construction.

Appendices

Appendix A – Acoustic Terminology

Acoustic Terminology

dB Sound levels from any source can be measured in frequency bands in order to provide detailed information about the spectral content of the noise, i.e. whether it is high-pitched, low-pitched, or with no distinct tonal character. These measurements are usually undertaken in octave or third octave frequency bands. If these values are summed logarithmically, a single dB figure is obtained. This is usually not very helpful as it simply describes the total amount of acoustic energy measured and does not take any account of the ear's ability to hear certain frequencies more readily than others.

dB(A) Instead, the dBA figure is used, as this is found to relate better to the loudness of the sound heard. The dBA figure is obtained by subtracting an appropriate correction, which represents the variation in the ear's ability to hear different frequencies, from the individual octave or third octave band values, before summing them logarithmically. As a result the single dBA value provides a good representation of how loud a sound is.

L_{Aeq} Since almost all sounds vary or fluctuate with time it is helpful, instead of having an instantaneous value to describe the noise event, to have an average of the total acoustic energy experienced over its duration. The $L_{Aeq,\ 07:00\ –\ 23:00}$ for example, describes the equivalent continuous noise level over the 16-hour period between 7 am and 11 pm. During this time period the L_{pA} at any particular time is likely to have been either greater or lower that the $L_{Aeq,\ 07:00\ –\ 23:00}$.

L_{Amin} The L_{Amin} is the quietest instantaneous noise level. This is usually the quietest 125 milliseconds measured during any given period of time.

L_{Amax} The L_{Amax} is the loudest instantaneous noise level. This is usually the loudest 125 milliseconds measured during any given period of time.

L_n Another method of describing, with a single value, a noise level which varies over a given time period is, instead of considering the average amount of acoustic energy, to consider the length of time for which a particular noise level is exceeded. If a level of x dBA is exceeded for say. 6 minutes within one hour, then that level can be described as being exceeded for 10% of the total measurement period. This is denoted as the $L_{A10,\ 1\ hr}$ = x dB.

The L_{A10} index is often used in the description of road traffic noise, whilst the L_{A90}, the noise level exceeded for 90% of the measurement period, is the usual descriptor for underlying background noise. L_{A1} and L_{Amax} are common descriptors of construction noise.

R_w The *weighted sound reduction index* determined using the above *measurement* procedure, but weighted in accordance with the procedures set down in BS EN ISO 717-1. Partitioning and building board manufacturers commonly use this index to describe the inherent sound insulation performance of their products.

Appendix B – References

British Standards Institute (BSI). (2003). BS 7445-1:2003. *Description and Measurement of Environmental Noise - Part 1: Guide to Quantities and Procedures*. United Kingdom.

British Standards Institute (BSI). (2014). BS 4142:2014+A1:2019. *Method for Rating Industrial and Commercial Sound*. United Kingdom.

British Standards Institute (BSI). (2014). BS 8233:2014. *Guidance on Sound Insulation and Noise Reduction for Buildings*. United Kingdom.

Department for Environment, Food and Rural Affairs (DEFRA). (2010). *Noise Policy Statement for England (NPSE)*. United Kingdom.

Institute of Environmental Management & Assessment (IEMA). (2014). *Guidelines for Environmental Noise Impact Assessment*. United Kingdom.

Ministry of Housing, Communities & Local Government. (2014). *Planning Practice Guidance (PPG): Noise*. United Kingdom.

Ministry of Housing, Communities & Local Government. (2024). *National Planning Policy Framework (NPPF)*. United Kingdom.

World Health Organization. (1999). *Guidelines for Community Noise.*

Condition 8(a): Acoustic Insulation and Ventilation

Consultant:	Tetra Tech Limited
Report:	Noise Impact Assessment
Reference:	784-B082866
Date:	26th August 2026

The same Noise Impact Assessment addresses Condition 8(a), and is included above.

Baseline monitoring was undertaken on 20th and 21st August 2026 and the assessment considers road traffic and other ambient noise, predicted internal noise levels under BS 8233 and the interaction between noise control and overheating under Approved Document O.

The assessment predicts that the required internal noise criteria can be achieved with windows closed. Bedrooms on the southern and eastern facades require acoustically rated glazing together with alternative ventilation. The applicant adopts the acoustic scheme assessed and recommended by Tetra Tech, comprising:
- glazing to affected noise-sensitive rooms providing a minimum sound reduction of 30dB Rw+Ctr;
- trickle ventilation to affected rooms providing a minimum sound reduction of 35dB Dn,e,w and at least 5dB greater than the glazing performance; and
- ventilation sufficient to allow the required internal noise levels to be achieved without reliance on open windows during the relevant night-time/overheating periods.

Tetra Tech concludes that Condition 8(a) can be discharged. Condition 8(b) expressly requires post-completion verification testing and will be addressed following completion of the works. Condition 8(c) applies in the event of any non-conformity identified through that verification process.

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Condition 14: Ecology

Consultant:	NatureWise Ecology
Report:	Biodiversity Enhancement Scheme; Bats and Birds
Reference:	239DR-NWE-001
Revision:	001
Date:	17th August 2026

NatureWise Ecology has prepared a biodiversity enhancement scheme specifically to address Condition 14. The scheme proposes the following permanent ecological enhancements:

- one durable bat box, such as a Schwegler 1FF (or equivalent), installed at a minimum height of approximately 4m, preferably on a southern, south-eastern or eastern elevation where practicable, away from direct artificial lighting and immediately adjacent windows, with a clear and unobstructed flight path; and
- one durable house sparrow terrace, such as a Schwegler 1SP (or equivalent), installed approximately 2-4m above ground level, preferably on a north, north-east or east-facing elevation, away from prolonged direct sunlight and prevailing weather, with a clear flight path.

Indicative locations are shown on Figure 1 of the NatureWise Ecology report. The applicant proposes that both features are installed prior to first occupation, in accordance with the consultant's siting criteria, and retained and maintained thereafter. If either feature is damaged, removed or becomes unserviceable, it will be replaced with an equivalent unit in a suitable location.

The ecology report, together with the implementation and maintenance commitment above, is submitted as the ecological enhancement scheme required by Condition 14. Full discharge of Condition 14 is requested.

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NATUREWISE
ECOLOGY

Condition Discharge 145321/FO/2026 - Biodiversity Enhancement Scheme; Bats and Birds

239 Dickenson Road, Manchester

Document Reference: 239DR-NWE-001
Revision: 001

Date of Issue: 17/08/2026

Client:	Prepared By:
SSG Sustainable Living	NatureWise Ecology
Address:	**Address:**
239 Dickenson Road, Manchester, M13 0YW	12 Richard Gilbert Drive, Shavington, Cheshire, CW2 5FA

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Document Revisions			
Version	Author	Reviewed by	Date
001	JRC	SEM	17/08/2026

Contents

1. Introduction	4
2. Legislation	4
3. Proposed Works and Impacts	5
4. Condition 14 - Biodiversity Enhancement Scheme; Bats and Birds	5
References	8

1. Introduction

NatureWise Ecology was commissioned by Mr Shane Marsden on behalf of SSG Sustainable Living to prepare a Condition Discharge document to support the discharge of the ecological planning conditions attached to the approved works at 239 Dickenson Road in Manchester (see planning reference 145321/FO/2026). Manchester City Council Planning Authority requires submission of documents addressing Condition 14 (Biodiversity Enhancement Scheme: Bats and Birds). The condition wording is listed below:

> **Condition 14:** *"Prior to first occupation of the development hereby approved, a scheme for the enhancement of the site for ecological purposes shall be submitted to and agreed in writing by the City Council as Local Planning Authority. Details should include bat and bird boxes. The agreed scheme shall be implemented in accordance with a timescale to be agreed and retained and maintained thereafter."*
>
> **Reason:** *"Pursuant to biodiversity enhancement of the site, in accordance with policy EN15 of the Core Strategy and the National Planning Policy Framework and policy JPG8 of the Places for Everyone Joint Development Plan."*

2. Legislation

All species of bat and their roosts in England are protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). It is an offence, amongst other matters, to deliberately capture, injure, kill or disturb a bat, or to damage or destroy a breeding site or resting place used by bats. Bat roosts are protected whether or not bats are present at the time. Where works would otherwise result in an offence, a licence from Natural England may be required unless impacts can be avoided through appropriate working methods and mitigation.

Wild birds, their nests and eggs are protected under the Wildlife and Countryside Act 1981 (as amended). It is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built, or to take or destroy their eggs. Development works should therefore be undertaken in a manner that avoids impacts to active bird nests.

National planning policy also requires biodiversity to be considered through the planning process. The National Planning Policy Framework (NPPF, 2024, as amended 2025) requires planning policies and decisions to minimise impacts on biodiversity and provide net gains for biodiversity, including through the incorporation of features that support species such as bats. The Environment Act 2021 provides the legislative framework for mandatory Biodiversity Net Gain and strengthens the consideration of biodiversity enhancement within the planning system.

This report has been prepared with reference to current legislation and relevant professional guidance, including Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition, Bat Conservation Trust, 2023); the CIEEM Guidelines for Ecological Impact Assessment in the UK and Ireland (2018, updated 2024); CIEEM Guidelines for Ecological Report Writing (2017); Bats and Artificial Lighting at Night (ILP/BCT, Guidance Note GN08/23); and BS 42020:2013 Biodiversity – Code of Practice for Planning and Development.

3. Proposed Works and Impacts

The proposed development at 239 Dickens Road comprises a change of use of the existing property, alongside a small extension and the construction of two flat-roof dormer extensions. The proposals are relatively minor in scale; however, works will result in localised alterations to sections of the existing roof.

Development affecting the roof has the potential to impact bats directly through the loss or disturbance of potential roosting features, although given the limited extent of the proposed works, the overall level of potential impact is considered to be low. There is also potential for nesting birds to be affected where works are undertaken during the nesting bird season.

The site is situated within a predominantly urban, inner-city environment with limited green infrastructure and relatively low suitability for foraging and commuting bats. Given the nature and scale of the proposals, significant effects on bats, birds or their wider habitats are not anticipated. Biodiversity enhancements will nevertheless be incorporated into the development to provide additional roosting and nesting opportunities and contribute positively to the ecological value of the site.

4. Condition 14 - Biodiversity Enhancement Scheme; Bats and Birds

The biodiversity enhancements proposed for the site have been designed to provide proportionate opportunities for bats and nesting birds within the context of the surrounding inner-city environment. The site and immediate surroundings are dominated by residential development and associated hardstanding, with relatively limited green infrastructure and habitat connectivity. As such, the site is not considered to provide optimal habitat for bats or birds; however, the installation of suitable artificial roosting and nesting features will provide additional opportunities for species capable of exploiting urban environments.

A single, durable bat box will be installed on the property. A suitable woodcrete or equivalent long-life box, such as a Schwegler 1FF bat box (or equivalent), is recommended. This type of box provides a suitable roosting space for crevice-dwelling species commonly associated with urban and residential environments, particularly pipistrelle bats.

The bat box will be installed at a minimum height of approximately 4m above ground level, preferably on a southern, south-eastern or eastern elevation where practicable. It will be positioned away from direct artificial lighting and immediately adjacent windows, with a clear and unobstructed flight path to the entrance. The final location should also avoid areas subject to regular disturbance or future obstruction..

To provide additional nesting opportunities for urban bird species, a house sparrow terrace will be installed on the property. House sparrows are well adapted to urban and residential environments and readily use artificial nesting features associated with buildings. A purpose-made, durable house sparrow terrace, such as the Schwegler 1SP Sparrow Terrace (or equivalent), is recommended.

The terrace provides multiple nesting compartments within a single unit, reflecting the semi-colonial nesting behaviour of house sparrows and providing a greater ecological benefit than a single general-purpose nest box.

The sparrow terrace will be securely installed at approximately 2–4 m above ground level, preferably on a north, north-east or east-facing elevation. It should be positioned away from prolonged direct sunlight and prevailing weather, with a clear flight path to the entrances and away from areas of frequent disturbance.

Although the urban nature of the site limits the extent of available habitat, the provision of these features represents a proportionate and appropriate biodiversity enhancement for the scale and location of the development, providing additional roosting and nesting opportunities for species capable of using the surrounding urban environment.



Figure 1: *Indicative locations for bat boxes (blue rectangles) and bird box (orange triangle).*

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