[redacted]

25091-L04-BT

Mohammed Q. Anwar

Urbano Property Limited

Regus, Altrincham 249

North Lynnfield House

Church Street

Altrincham

WA14 4DZ

05/10/2026

Dear Mohammed,

DUCIE STREET – NOISE LEVEL COMMISSIONING MEASUREMENTS

Introduction

This letter report summarises the results of the three sets of acoustic tests undertaken at the above site. Ben Tomlin of dBx Acoustics Ltd attended The Lomax Building, Ducie Street, Manchester M1 2GD on Thursday 2nd October 2025, Wednesday 25th March 2026 and Monday 29th September 2026, to confirm the internal noise levels in the apartments comply with Manchester City Council's (MCC) standard planning condition.

Since the earlier measurements, the MVHR unit in flat 604, which previously did not meet the required noise levels, has been replaced.

The Lomax Building has a total of 41 apartments, and hence, based on methodology previously agreed with MCC, at least one apartment for every ten must be tested (i.e. 5 apartments). In each of these apartments, at least one living room and one bedroom should be tested, for a minimum of five minutes in each.

Criteria

MCC's standard noise conditions are reproduced below.

"The following noise criteria will be required to be achieved:

- *Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB LAmax,F by more than 15 times)*
- *Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq*
- *Gardens and terraces (daytime) 55 dB LAeq*

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(b) Prior to the first occupation 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. "

The measurements described in this letter were therefore undertaken to produce the required verification report.

Noise Survey

A summary of the noise levels measured is provided in Table 1, below. Noise levels were measured in the centre of each room, away from reflecting surfaces, and where there was more than one bedroom, the noisier of the two was chosen (i.e. that nearest the MVHR unit).

Table 1 – Measured Noise Levels

Test Ref	Flat	Location	Noise Level, $dBL_{Aeq,T}$	Criterion, $dBL_{Aeq,T}$	Noise Level, $dBL_{Amax,F}$	Criterion, $dBL_{Amax,F}$	Pass?
1	702	Living Room	37	35	41	-	(N)
1A	702	Living Room Retest	34	35			Y
2	702	Bedroom	33	30	60	45*	(N)
2A	702	Bedroom Retest	30	30	44	45*	Y
3	702	Living Room, MVHR off	24	35	44	-	For info only
4	603	Living Room	32	35	42	-	Y
5	603	Bedroom	23	30	35	45*	Y
6	604	Living Room	35	35	38	-	Y
7	604	Bedroom	31	30	42	45*	Y
8	501	Living Room	27	35	43	-	Y
9	501	Bedroom	27	30	52	45*	Y
10	202	Living Room	29	35	49	-	Y
11	202	Bedroom	28	30	43	45*	Y

* Not to be exceeded more than 15 times.

It was observed on site that noise levels in the noise sensitive spaces were dominated by noise from the MVHR units themselves. Noise via the ductwork, and from external noise sources were very low. To confirm this, one measurement was taken in the most affected apartment (702, which has a direct line of sight to Great Ancoats Street, the principal noise source) with the MVHR switched off.

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Maximum noise levels were due to slight movements by either the acoustic engineer, or the client's representative, who was present throughout the survey, which were difficult to avoid.

Furthermore, the noise levels in the bedrooms were measured in the daytime period. Based on the agreed MCC methodology, these should be corrected to reflect actual night-time noise levels. dBx Acoustics does not have this data, but it is likely to be significantly lower than the daytime noise levels measured.

The replacement MVHR unit in flat 604 was measured on 29th September 2026. The noise level measured was 31dB$L_{Aeq,T}$, which was affected by construction noise outside. This would therefore be lower at night, and hence the noise condition is met.

On this basis, the noise levels required in all rooms now appear to be met, and the planning condition can be discharged.

Yours Sincerely,

[redacted]

Ben Tomlin

Associate, dBx Acoustics Ltd

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