ASDA
Manchester Square Gardens

Condition 17(b) Discharge Report

31639/RP2/R0

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For:
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Appendix A – Acoustic Terminology

1.0 Introduction

Hann Tucker Associates (Hann Tucker) has been commissioned by TSA Riley to undertake an assessment for the discharge of Planning Condition 17(b) attached the decision notice of application ref 125573/FO/2019 at Manchester Square Gardens.

Consent was granted in 2020 for the construction of four buildings of heights varying from 10 storeys to 45 storeys comprising Co-living bedspaces (use class sui generis) and associated amenity facilities, with ground floor commercial units (Use classes A3 (Café / Restaurant and D2 Gym)), private amenity space and public realm comprising hard and soft landscaping, car parking and cycle facilities and other associated works.

The decision notice (Ref 125573/FO/2019) included a number of conditions which relate to noise and this assessment has been prepared specifically to support the discharge of the condition relating to noise transfer and noise breakout from the proposed retail store for supermarket use.

The assessment draws upon the results of a baseline noise survey undertaken by Hann Tucker to support the discharge of Planning Condition 17(a).

2.0 Planning Condition

The Decision Notice associated with the planning application (Ref 125573/FO/2019) details several planning conditions. Planning condition 17 relate to noise from the prior to occupation and state the following:

Planning Condition 17

> *"Before each of (a) the residential accommodation and (b) each of the Class A3 (Cafe and Restaurant) use and D2 (Gym) units within Block B commences a scheme for acoustically insulating the ground floor commercial to ensure that there is no unacceptable level of noise transfer from the ground floor uses to the residential accommodation above shall be submitted to and approved in writing by the City Council as local planning authority.*

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

The approved noise insulation scheme shall be completed before any of the approved uses commence.

Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26."

This technical report details the breakout test undertaken at site in order to review the typical noise levels associated with a retail unit in accordance with relevant standards/guidance and 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.

4.0 Site Description

4.1 Location

The site is located to the south side of Manchester, in Castlefield. To the south of the site is the Mancunian Way (A57M), which is a four-lane part of the Manchester inner ring road. To the west of site is Medlock Street Junction which is a roundabout that links three carriageways. To the north of the site is Hume Street which links the site with Oxford Road to the east. To the east of site is Wilmott Street. The south-east corner of site is bound by Chester Street and Newcastle Street.

The proposed ASDA store is located at Ground Floor level in Block B. The residential apartments closest to the ASDA are located above the terrace area at level 03 in Block B and the apartments opposite in Block A.



10266-Z0-A-G1000-PL-TY1-03-09-99001 – GA Site Plan – Typical 1 – Levels 03-09

A floor plan of the ASDA store is shown below.



A-00-01-900_Proposed Site Layout

5.0 Condition 17(b) Assessment

5.1 Summary

A pre-completion report was submitted to and approved by the Local Planning Authority (LPA). The report reviewed the proposed glazing specification for the commercial unit and included a noise breakout assessment based on typical noise levels within the Asda retail unit, assessed against the nearest and worst-affected on-site residential receptor (document ref: 31639-1-PTM-NJM-R0).As part of the condition discharge for the scheme, Manchester City Council (MCC) has requested that a post completion verification report be submitted.

The assessment and site visit reviewed the façade performance by way of a noise breakout assessment. The breakout test was conducted from inside to outside, with the noise source directed at the weakest element of the façade, namely the access door.

A level difference was measured which has been used within desk-based calculations to determine the noise level at the receptor locations.

5.2 Criteria

5.2.1 Noise Transfer to External Receptors

Based on the wording of Planning Condition 17 and the survey data measured by Hann Tucker between Tuesday 30 July to Wednesday 31 July, noise egress from the ASDA unit frontage should be controlled to not exceed the following limits at the façade of the most affected noise sensitive receptor i.e. the apartment at level 03.

Description	Noise Level Limit (dB $L_{eq,1hour}$) at Octave Band Centre Frequency (Hz)						
	63	125	250	500	1k	2k	4k
Daytime (07:00 – 23:00)	41	40	44	44	48	40	27

5.3 Commercial Noise Assessment

5.3.1 Anticipated Internal Noise Levels of ASDA Commercial Unit

A 5-minute measurement was undertaken in the fitted-out Asda store in-situ with no employees or patrons, and without any background music playing. In comparison, we have also included a measured $L_{Aeq,1hour}$ (undertaken by Hann Tucker) noise level from a similar commercial retail unit with low level background music whilst operating.

The table overleaf sets out the measured levels undertaken within the proposed retail unit, and a similar (operational) retail unit. The information provides us with the difference between a retail unit with and without employees/patrons and low-level music.

Description	Reverberant Noise Level (dB $L_{Aeq,1hr}$) at Octave Band Centre Frequency (Hz)							dBA
	63	125	250	500	1000	2000	4000	
Measured Background Noise Level within Asda Retail Unit (empty and no music) [1]	66	62	59	55	52	47	45	58
Measured Noise Level within Similar Commercial Retail Unit (low background music)	59	62	59	59	57	53	55	62

Notes:

[1] Documented values are of the $L_{Aeq,5\text{-minute}}$ measurement undertaken within the fitted-out Asda Store with all integral fridge units operating.

5.3.2 External Noise Breakout Assessment to Residential Areas

To inform our assessment of noise breakout, we have drawn upon typical noise levels measured within a similar retail space, which includes low level background music. This level is intended to represent possible future operations.

MCC recommends that noise (L_{eq}) breaking out through the building frontage should not exceed 10 dB below the background noise level (L_{90}) in all octave band frequencies at the nearest noise sensitive windows. In 2025, the MCC criteria recommends that noise (L_{eq}) breaking out through the building frontage should not exceed 5 dB below the background noise level (L_{90}) in all octave band frequencies at the nearest noise sensitive windows. However, we have retained the original criteria wording as set out in the condition for the purposes of this assessment.

For this development, the nearest proposed receptors are located above at 17.5m to Level 03 apartments in Building B (i.e. NSR 1), and 22.5m to Level 03 apartments in Building A (i.e. NSR 2). NSR 1 is fully screened from the commercial unit whereas NSR 2 has a clear line of sight.

The tested façade consists of full height and width glazing panel system. The test was undertaken across the weakest element, namely the access door. To provide an assessment of the worst-case, the level difference measured at site has been applied to the entire façade system.

The table presented overleaf presents noise egress calculations from the proposed retail unit to the nearest receptor (apartment above), as shown in Section 4.1:

Noise Egress Assessment from Proposed Retail Unit to NSR 1							
Assessment to Residential Receptor	**Octave Band Centre Frequency (Hz)**						
	63	**125**	**250**	**500**	**1k**	**2k**	**4k**
Typical Internal noise level (dB L_{eq}) (Similar Retail Unit with Low Background Noise) SPL_{in}	59	62	59	59	57	53	55
Breakout Test Level Difference (dB) D_w	22	22	25	30	29	31	33
Fully Screened Barrier Correction (dB)	-10	-10	-10	-10	-10	-10	-10
Predicted External noise level at nearest receptor (dB L_{eq}) SPL_{out}	6	8	3	-2	-4	-9	-10
Criteria at nearest receptor (dB L_{eq})	41	40	44	44	48	40	27
Noise Impact at Receptor (dB)	**-35**	**-32**	**-41**	**-46**	**-52**	**-49**	**-37**

Noise Egress Assessment from Proposed Retail Unit to NSR 2							
Assessment to Residential Receptor	**Octave Band Centre Frequency (Hz)**						
	63	**125**	**250**	**500**	**1k**	**2k**	**4k**
Typical Internal noise level (dB L_{eq}) (Similar Retail Unit with Low Background Noise) SPL_{in}	59	62	59	59	57	53	55
Breakout Test Level Difference (dB) D_w	22	22	25	30	29	31	33
Predicted External noise level at nearest receptor (dB L_{eq}) SPL_{out}	14	16	11	6	4	-1	-2
Criteria at nearest receptor (dB L_{eq})	41	40	44	44	48	40	27
Noise Impact at Receptor (dB)	**-27**	**-24**	**-33**	**-38**	**-44**	**-41**	**-29**

It should be noted that our assessment presented above has been undertaken with consideration to daytime operation, in line with the proposed opening times (07:00 – 23:00). Ultimately, the above demonstrates the external façade system (as currently installed) should be capable of controlling noise break-out from the proposed Asda store to the nearest residential receptor.

6.0 Conclusions

Hann Tucker Associates Limited (Hann Tucker) has been commissioned by TSA Riley to undertake a noise impact assessment for a proposed ASDA site in Manchester, Square Gardens.

The assessment for the discharge of planning conditions 17(b) regarding noise breakout to nearby receptors which indicated that an appropriate level of protection will be achieved to future noise sensitive receptors on the Site.

It is therefore recommended that noise need not be a determining factor in granting the discharge of Condition 17.

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).