Project:	NA103403-3 Devonshire Street, Manchester
Client:	RP Tyson Construction Ltd
Reference:	NA103403-3-Devonshire Street-TN01-V0
Date:	20/07/2026
Subject:	Condition 14 – Technical Addendum, Acoustics

1 Introduction

1.1 Miller Goodall Ltd (MGL) has previously provided a noise assessment[1] to discharge condition 14 of planning permission ref. 138482/FO/2023. Condition 14 states:

> *"14) 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. The 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 approved scheme shall be completed before the apartments are occupied.*
>
> *b) Upon completion of the development a verification report will be required 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 has 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 agreed noise criteria.*
>
> *Reason – To minimise the impact of the development and the prevent a general increase in pre-existing background noise levels around the site, and safeguard the amenity of existing and future occupiers of nearby residential accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy (2012)."*

[1] NA103403-PRT01-V2 "Noise Impact Assessment" dated 13th March 2026

1.2 Discharge of condition 14[2] was refused stating:

> *"The background noise level at the site has not been assessed, in either the original report version 1 dated 18th February 2026 or the report referenced above, and NR curves have been used rather than measuring existing background noise levels. As the equipment is to be used 24/7, a robust assessment of the background noise levels will be required. In addition, the reports do not consider the residents at the development itself as the nearest receptors, but use an off-site receptor instead. These matters need to be addressed."*

1.3 Following refusal of the discharge and comments from the local planning authority, additional work, including a new environmental sound survey has been undertaken. This technical note summarises the work and results of the additional measurements and updated assessment. The technical note should be read in conjunction with the MGL report dated 13th March 2026 which provides details on the proposed development, 3D modelling inputs and assessment methodology.

[2] Manchester City Council CDN/26/0172 – Decision Notice dated 11th May 2026

2 Environmental Sound Survey

2.1 Measurements Procedure

2.1.1 Unattended environmental sound monitoring was undertaken at a position on the north facing roof of the building between 23rd June 2026 and 29th June 2026. The unattended monitoring location (MP1) is indicated in **Figure 1** below.

Figure 1 : Noise monitoring location



2.1.2 MP1 was mounted on a tripod. Positioned approximately 1.5 m above local roof level and approximately 6.5 m above local ground level. Measurements were undertaken in accordance with BS 7445-1:2003[3].

[3] BS 7445-1: 2003 Description and measurement of environmental noise - Part 1: Guide to quantities and procedures

2.1.3 Details of the equipment used are set out in **Table 1**.

Table 1 : Noise monitoring equipment

Equipment Description	Type Number	Manufacturer	Serial No.	Date Calibrated	Calibration Certification Number
Class 1[4],[5] Integrating Real Time 1/3 Octave Sound Analyser	XL2-TA	NTi Audio	A2A-15860-E0	12/03/2025	07095/2
Microphone	MA220	NTi Audio	8102	12/03/2025	07095/2
Pre-amplifier	MC230A	NTi Audio	A16445	12/03/2025	07095/2
Class 1 Field Calibrator	NOR 1251	Norsonic	32798	21/04/2026	07715/1

2.1.4 The calibration of the sound level meter was checked before and after the measurements, with negligible deviation (≤ 0.1 dB) recorded.

2.1.5 Each measurement period consisted of sequential 100 ms samples. The data has been extracted using NTi Data Explorer software and analysed using an in-house Excel processing sheet to analytically determine representative L_{Aeq} and L_{A90} sound levels. The 100 ms sound levels have not been presented in this report but are kept on file for future reference.

2.1.6 The location was chosen to be as far away from the plant as possible. The location is further screened from the plant by the building itself. The measured sound levels at this location should therefore not be contaminated by plant noise.

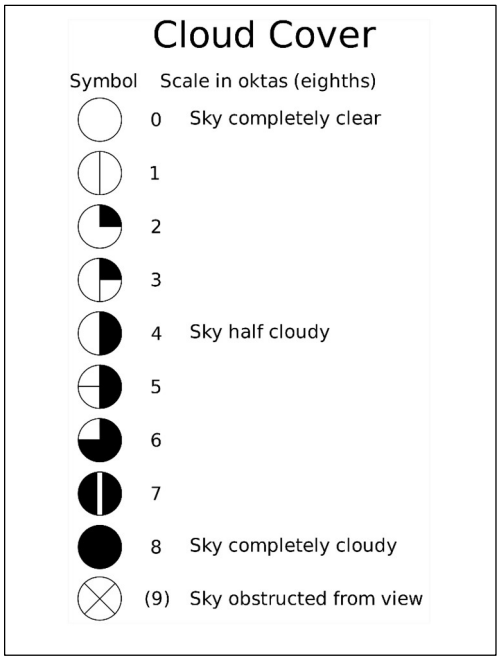
2.2 Environmental Sound Climate

2.2.1 During the installation of the equipment at location MP1, the residual sound climate was observed to consist of road traffic noise from the adjacent Coverdale Cresent as well as from Devonshire Street itself. During the collection of the equipment, the residual sound climate was observed to be similar.

2.3 Weather Conditions

2.3.1 Weather conditions were observed when the equipment was installed and collected. A summary of the conditions at the beginning and end of the surveys is provided in **Table 2**.

Table 2 : Dates, times and weather conditions during noise measurements

Measurement Locations	Date, Time	Description	Weather conditions At Start of Survey	On Completion
MP1	2026/06/23 to 2026/06/29	Temperature:	32 °C	21°C
		Precipitation:	N/A	N/A
		Cloud cover (oktas – see opposite):	0	1
		Any fog/snow/ice?	No	No
		Any damp roads/wet ground?	No	No
		Wind speed:	0.3 m/s	0.5 m/s
		Wind direction:	SSW	SW
		Any conditions that may cause temp. inversion (e.g. calm nights with no cloud):	No	No

2.3.2 With respect to the unattended survey, weather forecasts provided by WUnderground (Local weather forecasts, News and Conditions | Weather Underground) were reviewed before attending the site to confirm the weather forecast was appropriate for noise monitoring (i.e. dry, windspeed ≤ 5 m/s and no extreme temperatures) over the proposed monitoring period.

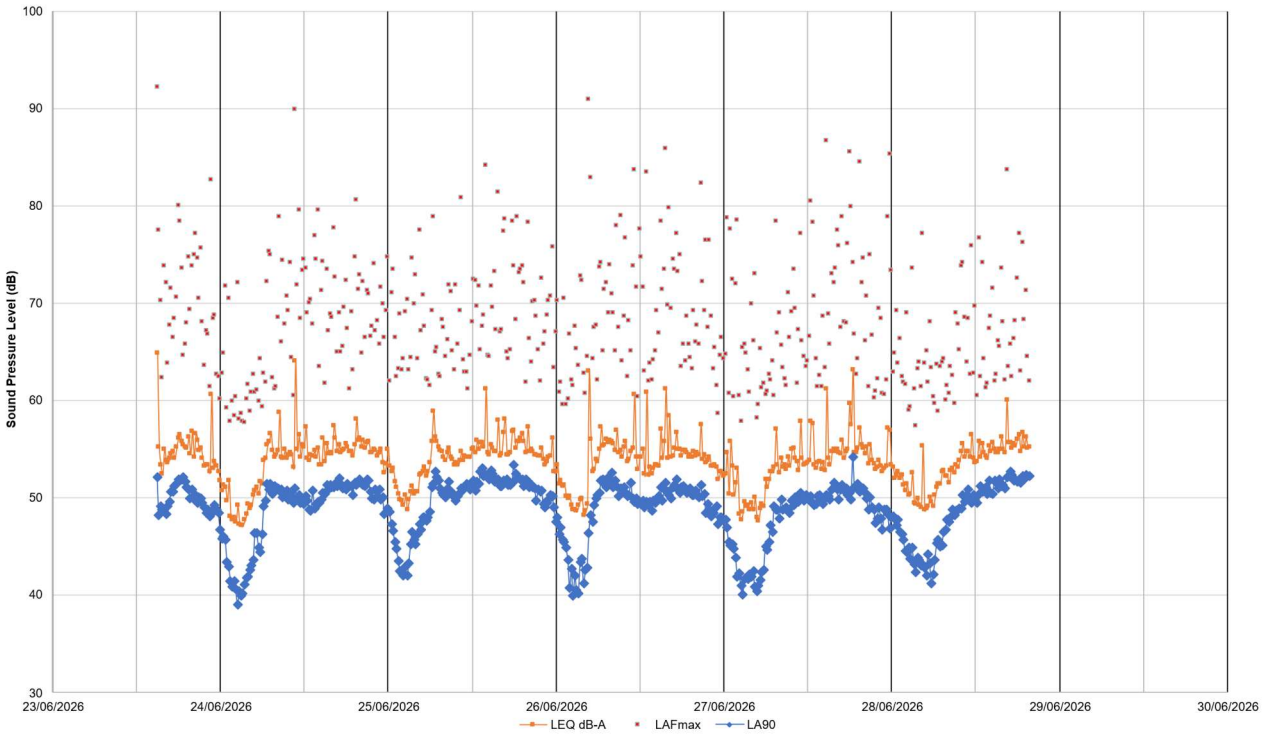
2.3.3 Weather forecasts were then checked during the survey period to ensure that any changes in the forecast, in particular inclement weather, could be noted and recorded[4]. No significant inclement weather was noted in the forecast during any part of the survey period. Therefore, no data has been excluded from the monitoring data.

[4] https://www.wunderground.com/dashboard/pws/IMANCH235/

3 Monitoring Results

3.1 A time history graph for the full unattended monitoring period at location MP1, plotted in 15-minute time intervals, is presented in the figure below.

Figure 2: Noise monitoring location



3.2 A summary of the broadband measurement data for the unattended monitoring at location MP1 is provided in **Table 3** :.

3.3 The results from the environmental sound survey are consistent with the official strategic DEFRA noise maps for England from 2022[5], which shows levels between 55 to 60 dB $L_{Aeq,\ 16\ hr}$ during daytime and between 50 to 55 dB $L_{Aeq,\ 8hr}$ during night-time. It should be noted that the DEFRA noise maps are at 4 m above ground, and they only include noise from the road network with no other noise sources, such as neighbourhood noise, commercial noise, plant noise etc. They may therefore underestimate the actual noise levels.

[5] Department for Environment, Food & Rural Affairs (DEFRA) Strategic Noise Mapping. Road Noise – All Metrics – England – Round 4 (https://environment.data.gov.uk/explore/562c9d56-7c2d-4d42-83bb-578d6e97a517?download=true)

Table 3 : Summary of unattended environmental sound monitoring results at location MP1

Date	Day	Period	Start Time (hh:mm)	Elapsed Time, T (hh:mm)	$L_{Aeq,T}$ *1. (dB)	$L_{A90,T}$ *3. (dB)
23/06/2026	Tuesday	Daytime	15:00	08:00	56	50
23/06/2026 to 24/06/2026	Tuesday to Wednesday	Night-time	23:00	08:00	51	41
24/06/2026	Wednesday	Daytime	07:00	16:00	56	51
24/06/2026 to 25/06/2026	Wednesday to Thursday	Night-time	23:00	08:00	53	47
25/06/2026	Thursday	Daytime	07:00	16:00	55	51
25/06/2026 to 26/06/2026	Thursday to Friday	Night-time	23:00	08:00	54	43
26/06/2026	Friday	Daytime	07:00	16:00	55	50
26/06/2026 to 27/06/2026	Friday to Saturday	Night-time	23:00	08:00	51	42
27/06/2026	Saturday	Daytime	07:00	16:00	55	50
27/06/2026 to 28/06/2026	Saturday to Sunday	Night-time	23:00	08:00	52	44
28/06/2026	Sunday	Daytime	07:00	16:00	55	50
28/06/2026 to 29/06/2026	Sunday to Monday	Night-time	23:00	08:00	50	37
29/06/2026	Monday	Daytime	07:00	07:30	55	51
				Overall Daytime Levels	**55**	**51**
				Overall Night-time Levels	**52**	**42**

4 3D Modelling Results and Assessment

4.1 With reference to paragraph 1.2, it has been requested that the proposed development itself is considered as a NSR. The closest receptor point of the proposed development itself is the first-floor window (NSR3) right above the proposed plant. Any other receptor points of the proposed development are located further away on other facades. The first-floor window (NSR3) is therefore considered the worst affected receptor of the proposed development.

4.2 The assessment of the potential noise impact has been carried out in accordance with BS 4142:2014+A1:2019 "*Methods for rating and assessing industrial and commercial sound*". With reference to **Table 3** :above, the representative sound levels are as summarised in **Table 4** below.

Table 4 : Representative Sound Levels

Time Period	Residual Sound Levels, $L_{Aeq,T}$ (dB)	Background Sound Levels, L_{A90} (dB)
Daytime (07:00 – 23:00)	55	51
Night-time (23:00 – 07:00)	52	42

4.3 No corrections have been applied, assuming that the new plant is unlikely to have any tonal components and will run continuously. Likewise, no other character corrections are expected for the proposed plant.

4.4 The original 3D model has been updated to include this receptor point. The results from the model are summarised in **Table 5** below.

Table 5 : Predicted Specific Sound Levels, L_s

Noise Sensitive Receptor (NSR)		Modelled Height (m)	Modelled Specific Noise Level, L_s (dB)
Reference	Description		
NSR1	First floor façade at Voyager Care Home, south of site.	4	34
NSR2	First floor façade of 20 Polebrook Avenue, east of site	4	26
NSR3	First-floor façade of proposed development	4	46

4.5 An initial BS 4142:2014+A1:2019 assessment has been carried out for daytime and night-time. The results are summarised in **Table 6** and **Table 7** overleaf.

4.6 The initial assessment indicates:

- low or no risk of adverse impact at all NSRs during the daytime depending on the context
- low or no risk of adverse impact at NSR1 and NSR2 during the night-time depending on the context

- low to medium risk of adverse impact at NSR3 during the night-time depending on the context.

Table 6 : Initial BS 4142:2014+A1:2019 Assessment - Daytime

NSR	Residual Sound Level, $L_{Aeq,T}$ (dB)	Background Sound Level, $L_{A90,T}$ (dB)	Specific Sound Level, L_s (dB)	Corrections (dB)	Rating Level, $L_{Ar,Tr}$ (dB)	Difference between Rating Level and Background Sound Level	Initial Estimate risk of Impact
NSR1	55	51	34	0	34	**-17**	Low / No
NSR2	55	51	26	0	26	**-25**	Low / No
NSR3	55	51	46	0	46	**-5**	Low / No

Table 7 : Initial BS 4142:2014+A1:2019 Assessment – Night-time

NSR	Residual Sound Level, $L_{Aeq,T}$ (dB)	Background Sound Level, $L_{A90,T}$ (dB)	Specific Sound Level, L_s (dB)	Corrections (dB)	Rating Level, $L_{Ar,Tr}$ (dB)	Difference between Rating Level and Background Sound Level	Initial Estimate risk of Impact
NSR1	52	42	34	0	34	**-8**	Low / No
NSR2	52	42	26	0	26	**-16**	Low / No
NSR3	52	42	46	0	46	**+4**	Low / Medium

Discussion of Context

4.7 In accordance with BS 4142:2014+A1:2019 consideration of the context should be given. This includes the character of the existing acoustic environment and comparison of absolute sound levels, the character of the residual sound and the sensitivity of the receptor.

4.8 The measured sound levels, and thus the derived representative levels, are conservative, as the measurement location was set back from Coverdale Crescent and shielded from Devonshire Street from the building itself.

4.9 The background sound levels can be considered moderate during the night-time with the rating sound level exceeding them by 4 dB. However, the residual sound levels during night-time are 10 dB higher than the specific sound level and by nature broadband. This will likely mask the specific sound fully or partially, making the specific sound less distinguishable.

4.10 It is therefore considered, when taking into account the context, that the initial BS 4142:2014+A1:2019 estimate of the risk of impact could be reduced to:

- no risk of adverse impact at all NSRs during daytime
- no risk of adverse impact at NSR1 and NSR2 during night-time
- low risk of adverse impact at NSR3 during night-time

5 Summary and Conclusion

5.1 Miller Goodall Ltd has previously provided a noise assessment to discharge condition 14 of planning permission ref. 138482/FO/2023.

5.2 Following refusal of the discharge and comments from the local planning authority additional work, including a new environmental sound survey, has been undertaken This work is summarised in this technical note, which should be read in conjunction with the MGL report dated 13th March 2026.

5.3 Sound levels have been recorded over a period of approximately five days to provide a statistically sound basis to derive the representative residual and background sound levels.

5.4 The 3D noise model has been updated to include the proposed development as a NSR and the worst affected receptor within the development has been chosen for the assessment.

5.5 An updated BS 41442:2014+A1:2019 assessment, including the additional receptor, has been carried out using the measured background sound levels. The assessment indicates the following estimated risk of impact:

- no risk of adverse impact at all NSRs during daytime
- no risk of adverse impact at NSR1 and NSR2 during night-time
- low risk of adverse impact at NSR3 during night-time

5.6 Based on the above additional baseline sound survey result and updated assessment, it is considered that condition 14 Part a and b can be discharged.

Quality Management			
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Signed:		**Signed:**	[redacted]
Date:	17th July 2026	**Date:**	17th July 2026

Revision Number	Date	Updated by	Checked by	Changes made

Advisory Note & Disclaimer

The suitability of any recommended acoustic mitigation measures within this report should be approved by the relevant architects, structural engineers, building contractors, fire consultants and material manufacturers constituting the wider design team, prior to procurement and field application. This should ensure that when the recommended noise control measures are implemented on site, they will satisfy the requirements of all disciplines and not cause any health and safety issues.