

NOISE STATEMENT

The Deansgate Pub, Deansgate, Manchester

The application is for the installation of a steel pergola structure to be placed on the existing first floor external terrace area. The structure is two storeys in height and will connect to the second floor of the public house building.

The new terrace structure extends out 5.5m from the new bi-fold doors at second floor level, and 2.3m out from the furthest point at first floor. It covers an area of 12.65 sq.m and does not cover the entire of the first floor terrace area.

The structure does not have any wall enclosures on the first floor and only comprises the structural supports to enable the upper floor addition. On the upper floor the terrace will be enclosed by a glass balustrade and a retractable awning roof.

The structure is to be placed within an existing long established outdoor seating area to the rear of the public house building. The proposal does not introduce a new use / activity to this part of the building but rather simply provides an area of cover from inclement weather.

Due to the design of the structure and having regard to its purpose it is not possible to incorporate measures to mitigate noise from the structure and indeed there is no planning justification for doing so given it is positioned on a long-established roof terrace and is in a City Centre location.

It is also relevant that there is an extant planning consent for the expansion of outdoor areas at the premises (Ref: 125806/FO/2019), including providing a similar pergola structure on the rear roof terrace and a wholly new and additional terrace on the main roof of the building. The noise impacts of the current scheme will be far less than the extant scheme which was deemed acceptable and granted consent.

A Noise and Vibration Assessment prepared by Cundall (11 December 2019) was submitted in support of the previous application on the wider area, which included survey data for the adjoining application proposal for an aparthotel at 325-327 Deansgate. Specifically, the Assessment included a noise model constructed to assess potential noise impacts associated with the proposed redeveloped roof terrace at the Deansgate Tavern, and the possible adverse effects this may have on nearby noise-sensitive receptors. The Assessment stated that *'This model has calculated that adverse effects as a result of patron noise on the roof terrace are likely to be negligible'*.

Having regard to the above facts it is considered that there is no planning justification for a Noise Assessment being required to support the current planning application for the construction of a pergola on the existing rear roof terrace.

18 February 2022

Walsingham Planning, Brandon House King Street, Knutsford, WA16 6DX
KN0009/22/ February 2022