

Based on the Peak Acoustic report : 10th July 2019 discharge of this condition would mean verification of:

- 1) Lobby maximum sound levels
- 2) Restaurant operation/ maximum sound levels
- 3) Gym operational/music noise levels.
- 4) Gym free weights – noise and vibration

Can you confirm that the discharge of for both restaurant and gym use?

The discharge relates to the gym use only.

Lobby and restaurant max sound levels.

As application 129809/FO/2021 subdivided the restaurant area, the lobby area doesn't appear to exist. On this sub-division application, the verification for noise breakout Condition 7 is for café 2 demise only.

As per decision notice (For the avoidance of doubt Restaurant / Cafe demise 1 shall operate in accordance with application ref no 122541/FO/2019 (as amended by 124377) and so café 1 'Feel good Club' should come under this verification. There is no information submitted on café 1 with this application.

3) and 4)

The Sandy Brown, Basement gym acoustic report, Reference : 21161-R03-A, Dated: 20 July 2021 makes reference to Sandy Brown report 21161-R02-A Acoustic testing report dated 5 June 2021 which has not been submitted and we will need to see before full comments can be provided.

Sandy Brown Report 21161-R02-A is now provided (note this is dated 5 May 2021 not 5 June 2021).

Music noise

Section 5.3 of the Sandy Brown, Basement gym acoustic report, Reference : 21161-R03-A, Dated: 20 July 2021 states that the measured noise levels of the tenants bluetooth speaker system in the gym were in the region of LAeq 72 dB and not audible inside the other ground floor spaces and maximum limits have been set but this appears to have come from the missing Sandy Brown report of 5 June 2021 so further information is required.

Sandy Brown Report 21161-R02-A is now provided (note this is dated 5 May 2021 not 5 June 2021).

4) Free weights:

Stated in the Peak Acoustic Report that:

The basic floor build-up in the gym area is proposed as follows:

- existing ashfelt,

- epoxy primer;
- latex screed;
- vinyl.
- With 15mm 'BLKBOX anti-slip' tile in activity areas and 30mm 'SPORTEC Style' tile in weights areas (approximately 20% of the fitness floor area)

The Sandy Brown, Basement gym acoustic report states:

The basement unit gym is fitted out. The soffit of the basement gym unit is concrete. The walls are predominantly concrete, with newly constructed drywall partitions. The columns of the basement unit are concrete. The floors of the gym are a mixture of:

- Rubber gym flooring to free-weight and machine areas.
- Astroturf to areas for sled runs.
- Painted concrete floor elsewhere.

You have tested rubber tiles for the use of free weights on 3 types of matting/tiles and so the exact matting does not appear to be chosen yet. The Table 1 Summary of impact noise transfer measurements results is not very clear how much of the results were due to some extraneous noises impacting the measurements. There appears to be no further testing of tiles 2 and 3 in the café after original testing was omitted due to extraneous noise. A deadlift platform is to be installed which was not present at the time of testing which will need to be tested. Once the tile/matting has been chosen it would still be necessary to verify the noise break-out / transfer from the weights and gym operation.

The gym matting has been chosen and was in place at the time of the testing. As confirmed within the acoustic report the nature of the gym operation is that it is only used by personal trainers, and it isn't a membership gym where anyone can join and train unmonitored. As such the use of the gym will be fully controlled at all times and it will be forbidden for weights to be dropped in the gym. As such further assessment of this point is not deemed necessary.

The flooring for the dead-weights area has not been installed, however the acoustic report confirms that floor type 2 or 3 would be appropriate as impact noise was not audible in the adjacent spaces and the proposed impact noise transfer criteria was achieved. This measure can be controlled by compliance condition wording and as testing has already been no further testing is deemed necessary.

The Peak Acoustic Report dated 10th July 2019, states in Section 3.2 'It is proposed that the louvres be closed up internally with 100mm blockwork' this has not been confirmed.

Sandy Brown have confirmed that the gym is suitably buffered from the corridor in which the louvres are located. As such, it is not considered that it is necessary to internally close up the louvres to control operational noise egress.

Condition 14 (Plant Noise Verification)

“ The proposed plant and associated equipment shall be implemented in accordance with the following:

Specification and noise level target compliance levels as set out in Peak Acoustics Noise Impact Assessment, Project No: PA872 Report Ref: 2106191NR Issue Date: 10th July 2019 Hilton House, 26-28 Hilton Street, Manchester, M1 2EH; and
The approved noise targets and insulation scheme for the plant and equipment shall be met / completed before each of the basement gym and ground floor A3 uses commence. Prior to occupation a post completion report to verify that all of the target noise attenuation levels have been met and any potential adverse noise impacts in adjacent residential accommodation arising directly from the plant and equipment proposed development have been adequately mitigated, 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.”

Peak Acoustic report set out the roof top plant in table 4 as:

(REF: OU5, OU6, OU7) 3 No. Hitachi RAS-14FSXNSE Air Conditioning Units – 24 hrs

(REF: OU4) 1 No. Hitachi RAS-16FSXNSE Air Conditioning Units - 24 hrs

(REF: OU1, OU2, OU3 & OU8) 4 No. Hitachi RAS-18FSXNSE Air Conditioning Units - 24 hrs

(REF: AHU1) - CIAT Floway Access 3000 Air Handling Unit - 24 hrs

No details of this or any roof top plant have been submitted.

The rooftop plant has previously been accepted through the discharge of condition 10 of application 120931/JO/2018 as amended by 124377/NMC/2019 (Condition discharge application reference CDN/20/0542 – see attached decision letter). No further consideration of this is required.

Details of 3x condenser and MVHR extract submitted in Sandy Brown Report (Plant Noise Egress Assessment Report, Sandy Brown, Reference: 21161-R04-A, dated 2 August 2021) which have already been located in the courtyard ramp area and are being assessed under retrospective planning application 131579/FO/2021. It was also proposed under 129809/FO/2021 that café demise 2 may have louvres/plant in this courtyard area but this has not been confirmed.

No response required as noise associated with plant in courtyard is being considered under the full retrospective application.