

ARR/C/2411.02

20th May 2021

Lucy Furber
Iceni
This is The Space
68 Quay Street
Manchester
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y
Dear Rob

App ref no 129840 - 19 Shudehill EHO Comments

Thank you for the calls and emails.

I respond to the EHO Comments in turn (Email from Angela Leckie to Lucy Furber, dated 13th May 2021).

NSE1

As far as we can tell, this section comprises draft conditions a and b, and some general comments on our recent report.

- a) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.*

We would suggest that our recent report covers this requirement. It essentially finds no significant risk of any impact and makes no recommendations for sound insulation.

Part a continues:-

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.

No entertainment noise is proposed – only background music, with speech being the main component of the venue's environment. I would suggest that it is adequate to define background music simply as something that allows

normal, comfortable speech. We comment in the report, and reiterate below that higher levels than this should result negligible impact on neighbours.

b) Prior to occupation 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 consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

I have two concerns.

Firstly, our report does not make any recommendations, other than the following very general one:-

We can see no practical reason to impose conditions to control internal noise other than perhaps to submit details of the background music system. If planners are concerned about future occupiers, then a condition requiring details of future sound systems to be submitted and approved should be adequate.

For that reason it is difficult to see that a verification report would be necessary.

Secondly, While the client is willing to instruct us to carry out testing, it is quite likely that we will not be able to gain access to neighbouring properties and it would almost certainly have to be done outside.

Comments on our report of 15th March 2021

Comments 1 and 2 appear to be accepted and I do not believe further response is required.

Comment 3 requests confirmation on the internal music levels assumed. Quoting from our original 2015 report, we have the following:-

By way of estimating the internal noise breakout, we provide the following discussion. Typical bar noise levels where music is a background feature vary widely, but we have assumed a boisterous atmosphere with internal noise levels as follows.

<i>Boisterous Bar Levels</i>	<i>Index</i>	<i>dB(A)</i>
Internal	Leq	86
	Lmax	101

Full details are given in that report, including Frequency band figures in the appendix.

Comment 4 refers to a post-completion test. As stated above, the client is willing to instruct us to do such a test, but we would not have a right of access to do so.

NSE 6

I believe that it is acknowledged that no new equipment is proposed.

I hope this covers everything but please call me with any queries.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'A Raymond', with a long, sweeping flourish extending from the end.

Andrew Raymond

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