Technical Memorandum

To: Rosalind Haskins (MAD Ltd)

From: Mike Potts (Echo Acoustics)

CC: Matthew Hard (Indigo Planning)

Date: 2 September 2016

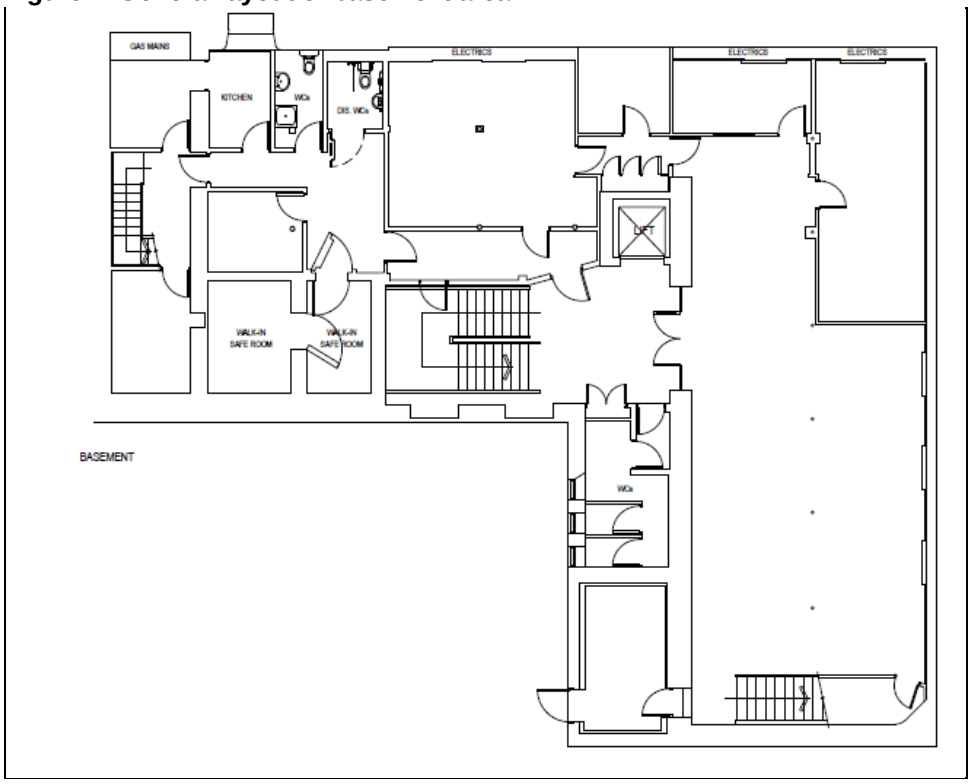
Re: Selfless Bar, Habib House - noise assessment

The following sets out a brief assessment of the potential noise issues surrounding the application by Mark Andrew Development Ltd for a license to operate a bar at Habib House, 9 Stevenson Square, Manchester.

The proposals are for a bar, serving alcohol, with music provided by DJs; the license granted by the Local Licensing Authority (Manchester City Council), is for opening hours of 11.00am – 3.00am Monday to Thursday, 11.00am – 4.00am Friday to Saturday and 11.00am – 2.00am on Sunday.

The general layout of the basement area is presented in Figure 1.

Figure 1: General layout of basement area



The bar will be located in the basement of the building, accessed from the front (Stevenson Square) and the immediately adjoining uses are as follows:

- The adjoining basement area is Hula Bar, owned and operated by the Applicant (MAD Ltd).
- The upper part of the building above the bar is owned by the Applicant; it is the company's offices.
- The upper part of the adjoining part of that building (number 11 Stevenson Square) is occupied by Rosylee Restaurant and The Fitzgerald bar, both owned by the Applicant.

With regard to potentially noise sensitive receptors, there are no residential uses immediately adjacent to the bar or its entrance; the closest residential use is on the opposite side of the Rosylee Restaurant, separated from the application building by Little lever Street. All other uses around the building, including to the rear where the entrance will be, are commercial uses, principally leisure uses of one form or another.

Previous assessments of environmental noise for the Rosylee Restaurant (11 Stevenson Square) found that Stevenson Square and its immediate environs are affected by a wide range of city centre noise into the early hours, including buses (which have a terminus area within the square), taxis, cars, motorcycles and emergency vehicles.

There is also a relatively significant amount of noise generated by other bars in the immediate area of the Square.

The overall ambient noise situation in and around Stevenson Square is, therefore, relatively noisy throughout the night and into the small hours of the morning, particularly at the weekends.

Conclusion:

In view of the above considerations, principally the proposed nature of the building, the existing elevated ambient noise levels in the area and the lack of any adjacent potentially noise sensitive receptors, it is judged that the proposed use of the basement of Habib House as a bar, will not give rise to any adverse noise effects.

Consequently, I conclude that that noise need not be a significant constraint on the development proposals in this instance.