

MPF/PR0635/L05

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Dear Michael

UNION T2, PLANNING CONDITION 3A & 3B

I write to confirm the results of music noise breakout measurements conducted in relation to the resident's bar at Union T2, Water Street, Manchester, M3 4JQ. The measurements have been conducted to respond to condition 3a and 3b of the planning approval for the bar and to demonstrate that the bar's operation will not affect residential amenity.

INTRODUCTION

The planning approval for the resident's bar at Union T2 includes a condition which requires that post-completion noise measurements are carried out in relation to entertainment noise egress from the bar.

Fisher Acoustics Ltd has been commissioned by Renaker Build Ltd to measure the levels of noise egress from the resident's bar at level 1 and to advise on compliance with the requirements of the planning approval for the development.

PLANNING CONDITION

Planning Condition 3a and 3b of the Planning Approval for Union T2 (Planning Application number 142724/FO/2025, dated: 1 May 2025, approved 24 June 2025) states:

3) a) The premises shall be acoustically insulated and treated to limit the breakout 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 prior to the first use of the development. The approved scheme shall then be implemented prior to the first use of the development.

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.

b) Upon completion of the development and before the use hereby approved becomes operational, a verification report shall be undertaken 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 above criteria is 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 noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority before the use becomes operational along with a timescale that confirms when any necessary changes will be implemented.

Reason - To ensure an acceptable development in the interests of residential amenity, pursuant to policies DM1 and SP1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

RESIDENT'S BAR

The resident's bar is located on Level 1 of T2. Figure 1 identifies the extent of the bar and associated lounge seating. The external terrace at Level 1 is accessed via doors within the bar.

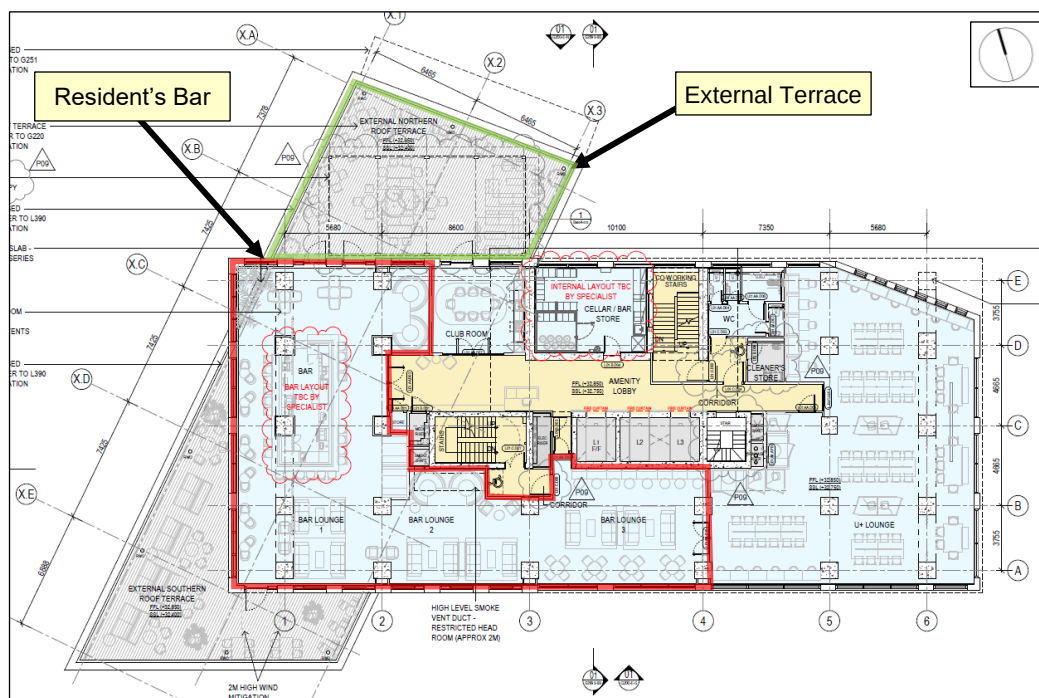


Figure 1: Internal layout of Union T2 resident's bar – Level 1

PRE-EXISTING NOISE LEVELS & ENVIRONMENTAL NOISE STUDIES

To determine the typical background levels at and around the T2 site, noise surveys have been conducted by Fisher Acoustics. A manned daytime survey was conducted between 16:30 and 17:20 on Friday 13 March 2020. A more recent and longer-term daytime and night-time noise survey was carried out between 13:35 on Friday 26 April 2024 and 11:50 on Tuesday 30 April 2024.

The noise survey measurement locations are described below and identified on Figure 1. The locations are suitable for the determination of the background noise levels at the residential properties around the site:

- Location 1: Representative of the northwest elevation of the T2 building, at a microphone height of 5 m above ground level
- Location 2: At the northeast elevation of the T2 building, at a microphone height of 26 m above ground level, 1m from the facade

The long-term noise environment at and around the site is determined by road traffic on Trinity Way and rail traffic on the Ordsall Chord.

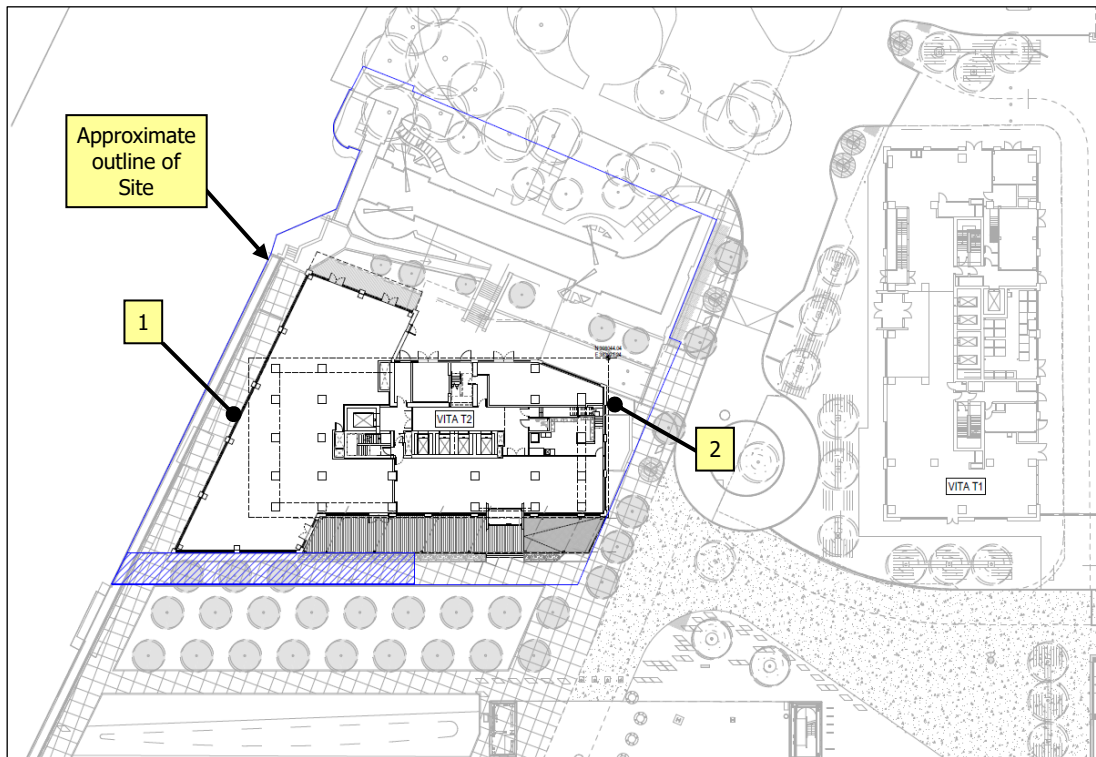


Figure 2: Noise survey measurement locations

NOISE EGRESS FROM RESIDENT'S BAR

The typical background noise levels measured during the noise surveys have been used to determine the maximum allowable cumulative daytime time free-field noise levels at the closest residential façades due to music noise breakout from the resident's bar.

The closest residential receptors to the resident's bar are the apartments within the T2 building and the Manchester Marriot Victoria & Albert Hotel.

The sound system in the resident's bar is to be switched off at 11pm and therefore only daytime external limits (7am to 11pm) are required.

Based on the results of the environmental noise survey discussed above, the maximum allowable cumulative daytime time free-field noise levels at the closest residential façades due to music noise to comply with planning condition 3a are given below in Table 1.

Period	Sound pressure level (dB Leq) @ Octave Band Centre Frequency (Hz)							dB(A)
	63	125	250	500	1k	2k	4k	
Union T2 & Marriot Hotel, Daytime (07:00 to 23:00)	37	36	37	34	35	28	15	38

Table 1: Maximum allowable external noise levels due to entertainment noise breakout

The sound system loudspeakers are ceiling-mounted within the bar. The control amplifier is housed within a locked cabinet which is only accessible by the building management.

The bar staff have access to a control app which is installed on an ipad. The app is used to turn the music on and off and also controls the sound system volume, up to the maximum allowed by the control amplifier.

As the doors from the Level 1 bar to the external terrace are not lobbied, the assessment of external noise must assume that the doors are open, as would be case when residents access the terrace.

The level of sound breakout from the resident's bar has been measured by Fisher Acoustics. The measurements were carried out on Wednesday 2 July 2025. From the measurements, the allowable internal noise levels to ensure compliance with the external noise limits identified in Table 1 has been determined.

Table 2 identifies the sound levels measured within the bar when the bar sound system control app was set to the highest setting which is used during busier periods, such as a weekend evening.

Sound system control app setting	Sound pressure level (dB Leq) @ Octave Band Centre Frequency (Hz)							dB(A)
	63	125	250	500	1k	2k	4k	
Typical maximum (eg weekend evening)	55	62	61	60	62	61	54	67

Table 2: Typical maximum music replay noise levels within the resident's bar

When the door from the bar to the external terrace was closed, the music noise levels in Table 2 were not audible or measurable on any part of the external terrace above the typical background noise in the area, generated by distant traffic.

When the door from the bar to the external terrace was open, the music noise levels in Table 2 were only audible at a distance of 1 metre from the open door. At greater distances from the open door, the music noise was not audible or measurable above the typical background noise in the area.

From the measurements conducted at 1 metre from the open door, the maximum allowable music noise levels within the resident's bar to ensure compliance with the noise limits in Table 1 at residential receptors in the area have been determined. Table 3 identifies these maximum allowable music noise levels.

Location	Sound pressure level (dB Leq) @ Octave Band Centre Frequency (Hz)							dB(A)
	63	125	250	500	1k	2k	4k	
Daytime (0700 hrs to 2300 hrs)	67	68	74	71	75	69	55	77

Table 3: Maximum allowable music noise levels in Union T2 resident's bar re noise egress – terrace doors open

By reference to Tables 2 and 3, it can be seen that the maximum allowable music noise levels in the bar are greater than the typical maximum music noise levels generated by the installed sound system.

For information, Table 4 identifies the maximum music noise levels that could be generated in the resident's bar with the terrace doors closed without exceeding the external noise limits given in Table 1.

Location	Sound pressure level (dB Leq) @ Octave Band Centre Frequency (Hz)							dB(A)
	63	125	250	500	1k	2k	4k	
Daytime (0700 hrs to 2300 hrs)	81	80	83	95	85	90	75	95

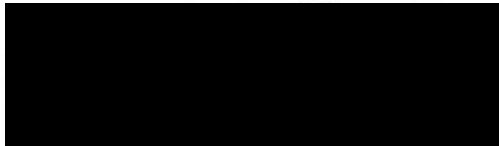
Table 4: Maximum allowable noise levels in Union T2 resident's bar re noise egress – terrace doors closed

CONCLUSION

With reference to the assessments detailed above, compliance with the requirements of condition 3a and 3b of the planning permission for Union T2, Manchester is fully expected in relation to entertainment noise breakout to noise sensitive receptors, including the residential accommodation at Union T2.

If there are any aspects that you would like to discuss, please do not hesitate to contact the undersigned.

Yours sincerely



MATT FISHER BEng(Hons) CEng MIOA
For and on behalf of Fisher Acoustics Limited