

MPF/PR0538/L19

18 June 2025

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Dear Matthew

**VITA LIVING, MANCHESTER, AMENITY CHANGE OF USE**

I write with regard to the planning approval for the remodelling of the amenity space at Vita Living North, Circle Square (Plots 5 & 6), Oxford Road, Manchester.

**INTRODUCTION**

Planning permission was granted on 20 October 2023 (planning reference 137232/FU/2023) for the Change of Use to retail units T1 and T5 on the mezzanine level of Vita Living North (Circle Square Plots 5 & 6) from commercial (class E) to ancillary residential amenity areas (class C3).

A subsequent application was made on 25 April 2025 for a non-material amendment to amend planning permission 137232/FU/2023 by amending conditions 2 (Specified Plans), 3 (Gym use restriction), 4 (Free Weight Restriction), 5 (Gym Management Plan), 6 (Acoustic Verification Report) and 7 (Waste Management) (planning reference 142957/NMC/2025). The amendment was a consequence of the removal of the proposed gym studio from the scheme and other amendments including the reinstatement of the mezzanine level to retail unit T1 (Class E).

Fisher Acoustics Ltd has been commissioned by Vita Group to respond to planning condition 6 of the planning permission for the non-material amendment.

**PLANNING CONDITION 6**

Planning condition 6 of the planning permission for the non-material amendment (planning reference 142957/NMC/2025) states:

- 6) a) *The Mezzanine Open Workspace area and Gym Room 1 and Gym Room 2 areas of the development hereby approved shall proceed in accordance with the submitted Technical Acoustic Note (Prepared by Fisher Acoustics; Dated 24/05/2023; Received 16/06/2023) and Covering Letter (Prepared by Deloitte; Dated 25 March 2025; Receive 31 March 2025). The proposed noise mitigation measures shall be installed prior to the first use of the development hereby approved and shall be retained for the lifetime of the development.*

*b) Prior to the first use of the development hereby approved, a verification report to validate that the work undertaken throughout the development conforms to the recommendations and requirements listed in the approved Technical Acoustic Note and subsequent Addendum Note shall be submitted to and approved in writing by the Local Planning Authority. 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.*

*Reason - To safeguard the amenity of the occupiers of the building and other nearby properties. Pursuant to policy DM1 of the Core Strategy, Saved Policy DC26 of the Unitary Development Plan and the National Planning Policy Framework.*

Fisher Acoustics' Technical Note referred to in condition 6 recommends that that the party floor between spaces within the remodelled amenity areas should achieve the following sound insulation performances:

- Mezzanine Open Workspace to apartment: 58 dB DnT,w
- Gym to apartment: 68 dB DnT,w

As part of the pre-completion acoustic testing programme within the building to demonstrate compliance with the acoustic performance requirements of Approved Document E of the Building Regulations, the party floor build-up between the spaces identified above has been measured.

The results of the measurements were as follows:

- Party floor build-up, mezzanine Open Workspace to apartment :  $\geq 62$  dB DnT,w
- Party floor build-up, gym to apartment:  $\geq 68$  dB DnT,w

Figures 1 and 2 are the Approved Document E pre-completion test certificates for the party floor build-ups discussed above. There have been no changes to the party floor installations since the tests were conducted.

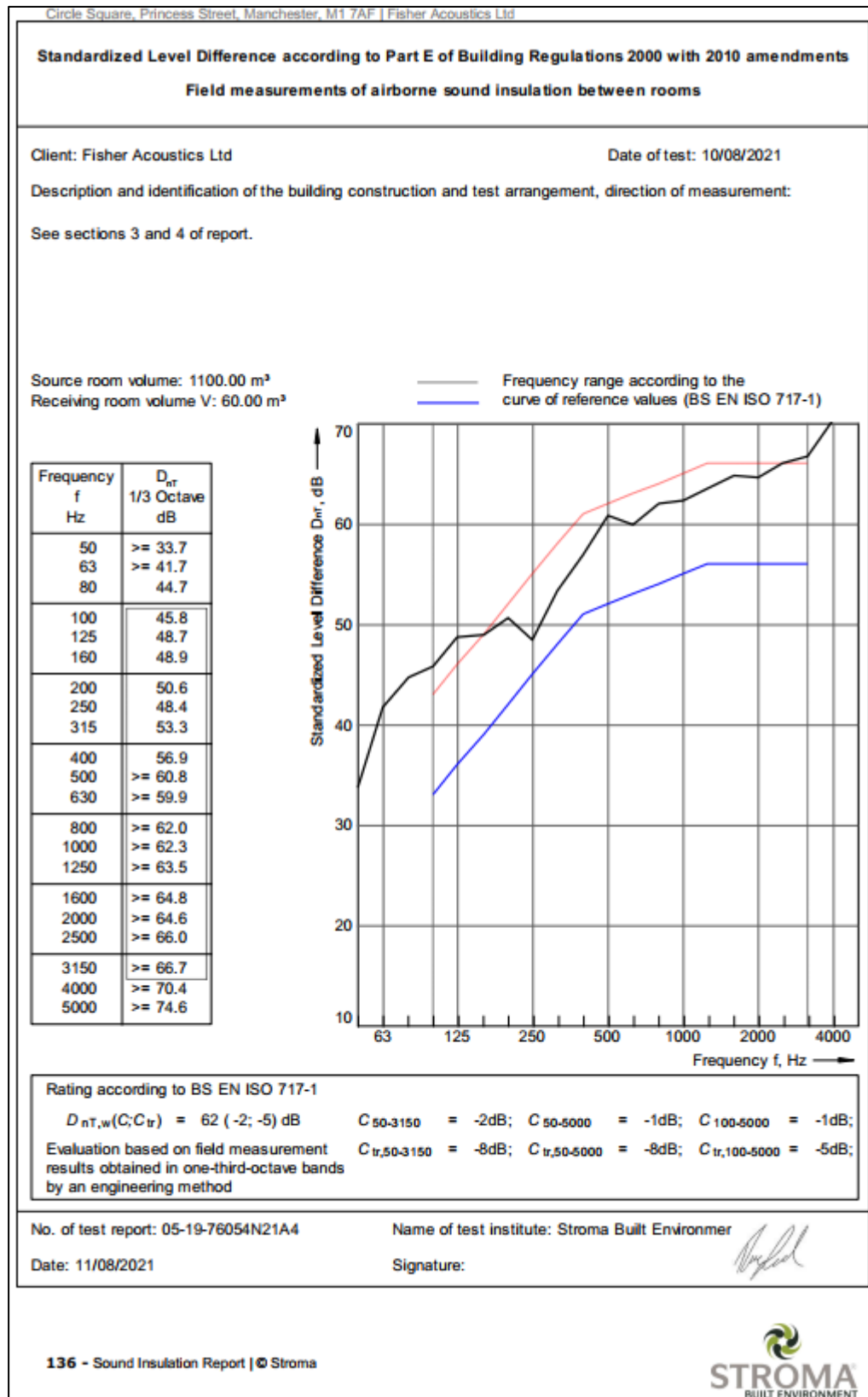


**Figure 1:** Sound insulation test result, Retail Unit T5 to Apartment 1.12 Living Room/Kitchen

Circle Square, Princess Street, Manchester, M1 7AF | Fisher Acoustics Ltd

# Standardized Level Difference according to Part E of Building Regulations 2000 with 2010 amendments

## Field measurements of airborne sound insulation between rooms

Client: Fisher Acoustics Ltd

Date of test: 10/08/2021

Description and identification of the building construction and test arrangement, direction of measurement:

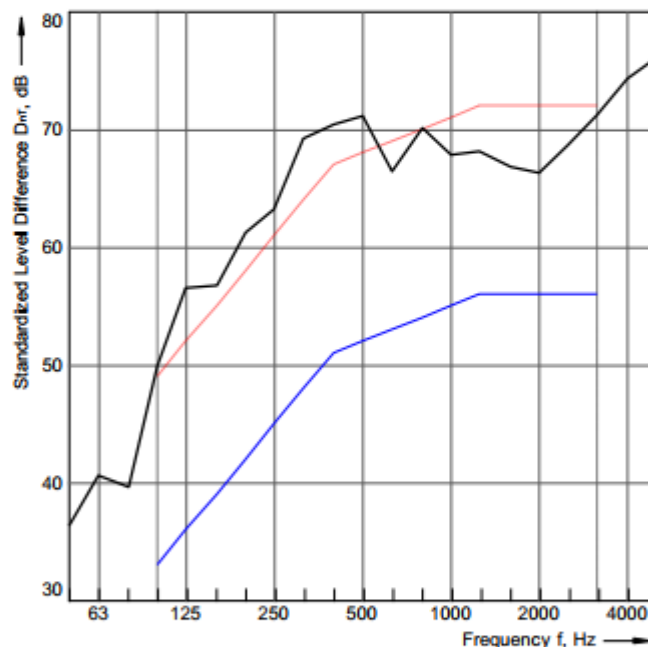
See sections 3 and 4 of report.

Source room volume: 1372.00 m<sup>3</sup>

Receiving room volume V: 26.00 m<sup>3</sup>

Frequency range according to the curve of reference values (BS EN ISO 717-1)

| Frequency<br>f<br>Hz | D <sub>nT</sub><br>1/3 Octave<br>dB |
|----------------------|-------------------------------------|
| 50                   | 36.3                                |
| 63                   | 40.6                                |
| 80                   | 39.6                                |
| 100                  | 49.9                                |
| 125                  | 56.5                                |
| 160                  | 56.7                                |
| 200                  | 61.2                                |
| 250                  | 63.2                                |
| 315                  | 69.2                                |
| 400                  | >= 70.4                             |
| 500                  | >= 71.1                             |
| 630                  | >= 66.4                             |
| 800                  | >= 70.1                             |
| 1000                 | >= 67.8                             |
| 1250                 | >= 68.1                             |
| 1600                 | >= 66.8                             |
| 2000                 | >= 66.3                             |
| 2500                 | >= 68.6                             |
| 3150                 | >= 71.2                             |
| 4000                 | >= 74.3                             |
| 5000                 | >= 76.0                             |



Rating according to BS EN ISO 717-1

$D_{nT,w}(C;C_{tr}) = 68 (-1; -3) \text{ dB}$

Evaluation based on field measurement results obtained in one-third-octave bands by an engineering method

$C_{50-3150} = -3\text{dB}; C_{50-5000} = -2\text{dB}; C_{100-5000} = 0\text{dB};$

$C_{tr,50-3150} = -12\text{dB}; C_{tr,50-5000} = -12\text{dB}; C_{tr,100-5000} = -3\text{dB};$

No. of test report: 05-19-76054N20A4

Name of test institute: Stroma Built Environment

Date: 11/08/2021

Signature:

*[Signature]*

132 - Sound Insulation Report | © Stroma

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**Figure 2:** Sound insulation test result, Gym to Apartment 1.17 Bedroom

The results of the sound insulation testing confirm that the party floor build-ups achieve the recommended performances in the Technical Note referred to in condition 6 of the planning permission and therefore satisfy the requirements of condition 6.

If there is any aspect of the above that you would like to discuss then please do not hesitate to contact the undersigned.

Yours sincerely

