

17 September 2025

By email only

Lucy Harrison
Manchester City Council
Floor 6
Town Hall Extension
Manchester
M60 2LA

Our ref: CLIM3002_EIA

Dear Lucy

**Stocktons, 140 Great Ancoats Street (planning ref: 142535/FO/2025) – Environmental Impact Assessment
Supplementary Note**

In March 2025 a planning application was submitted by Liquid Business (Manchester) Limited to Manchester City Council (MCC) for the residential led redevelopment of 140 Great Ancoats Street, Manchester (the Proposed Development). The planning application was accompanied by an Environmental Statement (ES). Since the submission, we have become aware that the park component of the adjacent Central Retail Park scheme has been approved. MCC have also raised comments regarding noise mitigation in relation to the permanent use of the Diecast entertainment venue. This Environmental Impact Assessment (EIA) supplementary note considers each of these points in turn below to clarify the potential for effects.

Central Retail Park (planning ref: 141625/VO/2024) – Wind and Overshadowing

The park component of the Central Retail Park scheme was consented in February 2025 permitting: *“City Council Development for the creation of a new Public Park and associated works”*.

This scheme was not included within the cumulative assessment set out in Chapter 15 of the submitted ES. The adjacent Central Retail Park office development proposal (planning ref: 141607/FO/ 2024) which included the area of land subject to the above public park development was included in the cumulative assessment in the submitted ES (identified as Cumulative Project 30) insofar as it sought consent to establish new site levels for the proposed new park.

Appendix 1 and **Appendix 2** of this letter set out technical notes on the potential effects of wind and overshadowing, respectively, on Central Retail Park.

In relation to wind, **Appendix 1** concludes that any potential increases in conditions during the windiest periods of the year (autumn and winter) would still likely fall within the ‘strolling conditions’ category, which is suitable for thoroughfare use in this area i.e. members of the public using footpaths to access the park. During calmer seasons (spring and summer) when the park would be substantially busier, conditions are expected to be suitable for ‘short-

Turley (Manchester)
Level 5, Transmission
6 Atherton Street
Manchester M3 3GS

T 0161 233 7676 [turley.co.uk](https://www.turley.co.uk)

Turley is the trading name of Turley Associates Limited, a company (No. 2235387) registered in England & Wales. Registered office: 6 Atherton Street, Manchester, M3 3GS.

term standing or sitting’, or ‘general recreational use’ in the central areas of the park. The evidence to support this is set out in **Appendix 1**. Overall, effects to Central Retail Park are not considered to be significant.

In relation to overshadowing, **Appendix 2** concludes that with the Proposed Development in place, 96.3% of the proposed area of outdoor amenity space within Central Retail Park will still be able to benefit from at least 2 hours of ‘sunlight hours on ground’ on 21st March. In accordance with the BRE guidelines¹, the amenity area will, therefore, be adequately sunlit throughout the year with the Proposed Development in place. The effects are, therefore, not considered to be significant.

Overall, **Appendix 1** and **Appendix 2** do not identify any new or changed effects from the submitted ES.

Diecast Entertainment Venue (planning ref: 142386/FO/2025) – Noise Mitigation

At the time of submission of the Stocktons planning application, the adjacent Diecast entertainment venue only held a time-limited temporary planning consent, and was not expected to be operating when the Proposed Development was operational. The venue has now been granted permanent planning permission so it is necessary to include it within the noise assessment of the Stocktons application ES. **Appendix 3** sets out this assessment. The assessment concludes that it is possible to meet the internal noise criteria with the mitigation proposed (upgraded acoustic glazing, as set out in Appendix 14.1 of the submitted ES) in some, now additional, locations.

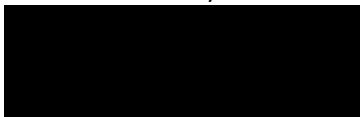
Appendix 3 also responds to MCC’s queries on the noise survey period, and the potential for noise transfer between commercial and amenity, and residential spaces. This does not change the conclusions of the submitted ES.

Conclusion

In conclusion, this EIA supplementary note has not identified any new or altered effects arising in relation to the park component of the Central Retail Park scheme or the Diecast scheme, beyond those already assessed in the submitted ES. This note should be read inline with the submitted ES and has been prepared using non-technical language so the information presented can be understood by all.

As the conclusions of the submitted ES are not changed, it is considered the information presented in this supplementary note does not need advertising under Regulation 25 of the EIA Regulations. Overall, the ES remains valid to inform the determination of the application.

Yours sincerely



Chloe Patel

Associate Director, EIA



¹ BRE Report 209 ‘Site Layout Planning for Daylight and Sunlight: A guide to good practice’ (third edition, 2022)

24th July 2025

Turley,
Level 5,
Transmission,
6 Atherton Street,
Manchester,
M3 3GS

Dear Adam,

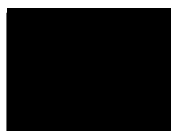
Appendix 1: Stocktons, Manchester: Post-Application Queries

Further to your enquiry on 16th July 2025 regarding the wind conditions associated with the proposed development, I am pleased to provide the following responses.

We consider it appropriate to rely on the ES Chapter, NTS, and the Planning and Tall Buildings Statement to address the wind conditions along the Store Street and Old Mill Street. For your convenience, Figure 4.13 of the Technical Appendix to the ES demonstrates that with the wind mitigation measures in place, the quantitative analysis confirms that the pedestrian safety criteria are predicted to be met and conditions are substantially suitable for strolling on all thoroughfares, including Store Street and Old Mill Street. A more detailed discussion of the residual wind conditions can be found in paragraphs 9.57 to 9.61 of the ES, with paragraph 9.61 specifically including sub-points that address off-site wind conditions.

The ES concluded that the cumulative wind effects resulting from the proposed development in conjunction with Part of the Former Central Retail Park (Ref: 141607/FO/2024) would not be considered to be significant. We do not expect this conclusion to change should the park and office elements of Project 30 be assessed cumulatively with the proposed development. While it is acknowledged that the southern boundary of the park lies relatively close to the proposed development site, any potential increases in conditions during the windiest periods of the year would likely still fall within the strolling conditions, suitable for thoroughfare use in this area that is primarily for footpaths accessing the park. Additionally, during calmer seasons (particularly from mid-spring to mid-autumn) when the park would be used more substantially for recreational activities, wind conditions are expected to be suitable for short-term standing or sitting. In other areas of the park especially more central locations where trees in full leaf offer natural shelter during this period of the year, conditions would be expected to be calmer and suitable for general recreational use.

Yours Sincerely,



Ezzad Hamdan
Project Engineer
Architectural Aerodynamics



Dr. Robin Stanfield
Director
Architectural Aerodynamics

Appendix 2: 19504 - Stocktons, 140 Great Ancoats St, Manchester

GIA are instructed to respond to a planning objection relating to the non assessment of the overshadowing effect of the Proposed Development upon the proposed area of outdoor amenity space within the consented Central Retail Park development. This was due to the landscaping drawings showing the location of the proposed area of outdoor amenity space not being publicly available at the time the planning application.

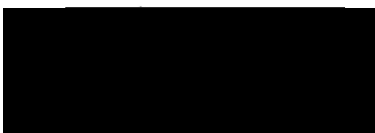
The BRE guidelines state that, if 50% or more of an area of outdoor amenity space can benefit from at least 2 Sunlight Hours on Ground (SHOG) on 21st March, then that space will be adequately sunlit throughout the year. In order to present a worst case assessment scenario, the prior construction of the currently consented massing on the Central Retail Park has been assumed.



With the Proposed Development in place, 96.3% of the proposed area of outdoor amenity space within the consented Central Retail Park development will still be able to benefit from at least 2 hours of SHOG. The amenity area will, therefore, be adequately sunlit throughout the year with the Proposed Development in place.

We trust the contents of this letter adequately addresses the objection raised, but should there be any further questions, please do not hesitate to contact us.

Your sincerely



Nicola Hensey

Director

Appendix 3

Title	Noise Response to Manchester City Council's Comments		
Project	Stockton's, Manchester		
Reference	2835.NT.4.0	Author(s)	BHo
Date	22 July 2025	Reviewer	TF

1.0 Overview

1.1 A planning application has been submitted to Manchester City Council (MCC) under reference 142535/FO/2025 which includes two new buildings providing up to 758 apartments, commercial and amenity spaces. The site address is 140 Great Ancoats Street, M4 6DU.

1.2 An Environmental Statement (ES) was submitted alongside the planning application, including a chapter on noise. A noise survey and an assessment of noise break-in are set out in Appendix 14.1 of the ES, which considers noise from the local road network and plant items on neighbouring buildings.

1.3 MCC's Environmental Health (EH) Department have provided several comments on the noise documents of the submission, to which this note responds to. These comments relate to the following matters, and are addressed in turn:

- Further information requested on noise transfer between commercial and amenity spaces, and residential spaces.
- An assessment of noise emanating from the adjacent Diecast entertainment venue, which has recently gained planning permission.
- Query relating to the noise survey period, which covered bonfire night.

2.0 Non-residential to Residential Noise Transfer

2.1 EH have proposed one of their standard conditions be applied and have requested information on how it would be met, as is stated below:

7.NSE1 (commercial/amenity spaces/residential gym - sound insulation)

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.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB 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 (Leq,5min), respectively.

b) Prior to occupation of the development a verification report shall 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 verification report shall be detailed along with any measures required to be undertaken prior to occupation of the development to ensure compliance with the internal noise criteria.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties.

[EH comment] *The Noise and Vibration Sections have not given any details on this.*

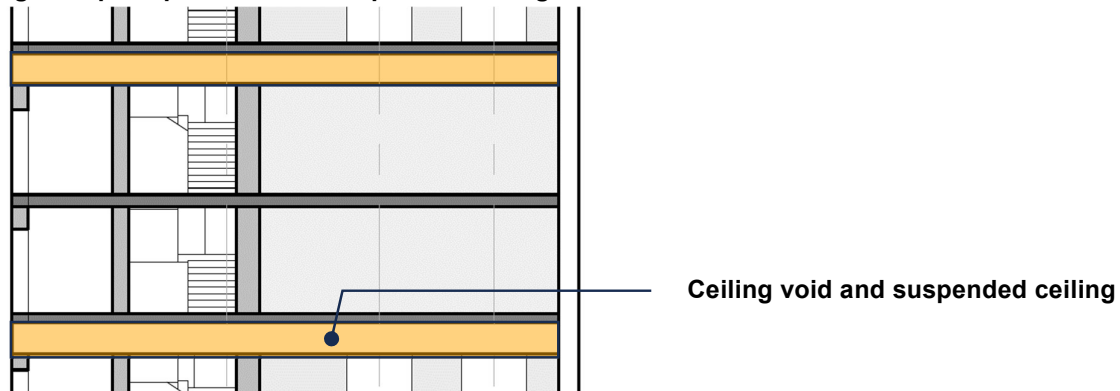
2.2 The scheme does not include any non-residential areas that are expected to give rise to material noise levels breaking out of the façade or transferring into residential areas. The second paragraph of (a) is therefore met by default and can be retained to provide certainty in the future.

2.3 Where there is potential for noise levels to transfer, such as from the residential gym to adjacent residential, this is covered within the design team's coordinated efforts, as is typical. Further information is provided below to demonstrate how the design is coordinated to meet the potential planning condition.

Gyms & Swimming Pool

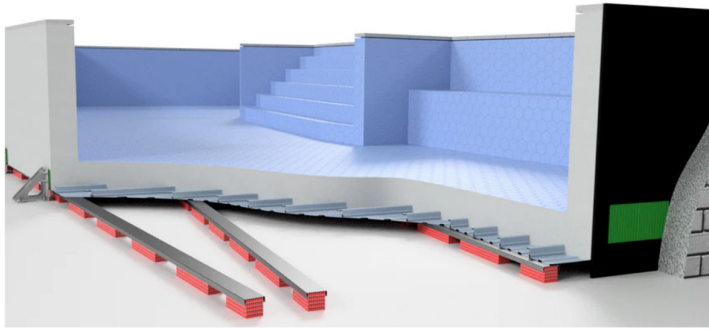
2.4 The Gyms and Swimming Pool will require detailed acoustic design to control noise and vibration transmission to other parts of the development. Ceiling void space has been allowed for above and below the Gym/Swimming Pool on Level 19 and also above and below the Games Room on Level 31 of Building A:

Image 1: Space provision for suspended ceilings



2.5 It is highly likely that the Swimming Pool will need to be acoustically isolated from the rest of the structure, as shown in the following typical example **Image 2**.

Image 2: Typical swimming pool acoustic isolation



2.6 The Gyms will require at the very least acoustic flooring, such as Pliteq GenieMat FIT70 or similar. If heavy weights are envisaged, the Gym Floor may need to be isolated in the same way as the Swimming Pool. These aspects will be perfected during the next stages of the acoustic design.

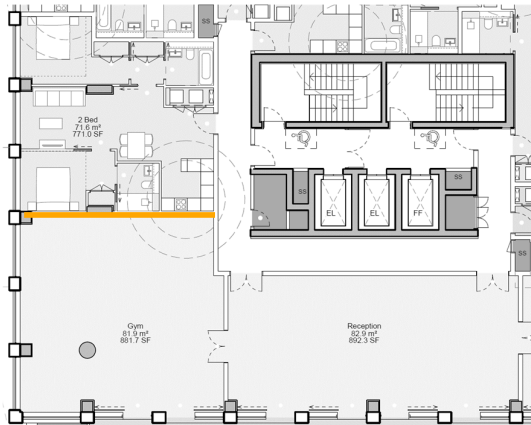
High Acoustic Performance Apartment Walls

2.7 Some of the apartment walls are adjacent to areas where high levels of noise are anticipated, such as the following situations:

Image 3: Swimming Pool Plantroom-Bedroom wall on the 18th Floor of Building A



Image 4: Gym-Apartment wall on the 4th Floor of Building B



2.0.1 The width of these partitions and other similar ones in the scheme are likely to be at least 300 mm. Exact width and constructions will be determined when more is known of the source noise levels.

2.8 While internal source levels are not yet known for potentially noise-generating rooms, it can be seen that these matters are actively being considered, with appropriate mitigation being allowed for. These instances are not atypical in building design and an appropriate design solution is expected to be easily achievable, especially given that allowances have been made for them at this early stage.

3.0 Diecast Entertainment Noise

Proposed Condition

3.1 EH have proposed one of their standard conditions be applied, as has been accounted for within the noise break-in assessment within Appendix 14.1. This break-in assessment did not account for noise from Diecast, as at time of completion, the entertainment venue only held a time-limited temporary permission and was not expected to be operating when the scheme is constructed.

3.2 As the venue now holds permanent permission, it is necessary to include it within the noise assessment, including consideration of the Agent of Change principle within the NPPF¹. It is therefore only the sections highlighted in blue below that are outstanding.

9.NSE4(b) (Residential sound insulation AND overheating)

a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from [Main Street] and [Busy Road] shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises such as [premises/site].

The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved when providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation):

Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB LAmax,F by more than 10 times)

Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq

Gardens and terraces (daytime) 55 dB LAeq

Higher internal noise levels than those specified above may be allowed when higher rates of ventilation are required in relation to the overheating condition.

Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave

¹ National Planning Policy Framework

centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to first occupation of the residential units, a verification report shall 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 the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to first occupation of the residential units to ensure compliance with the internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance and to reduce the potential for overheating.

[EH comment] A noise survey was undertaken but consideration was not given to the entertainment venue Diecast as it was thought to be a temporary venue. Noise from Diecast should be considered as (planning application 142386/FO/2025) is for the permanent use of the building as an entertainment venue. Therefore, the baseline noise survey should be updated to reflect this. This may alter on the acoustic performance of the glazed elements to meet criteria.

Diecast Noise Sources and Levels

3.3 A report detailing a noise impact assessment has been submitted alongside the Diecast permanent planning application written by Jameson Acoustics, referenced 22198-RP-1-R2 and dated 18th May 2025 [‘the Diecast report’].

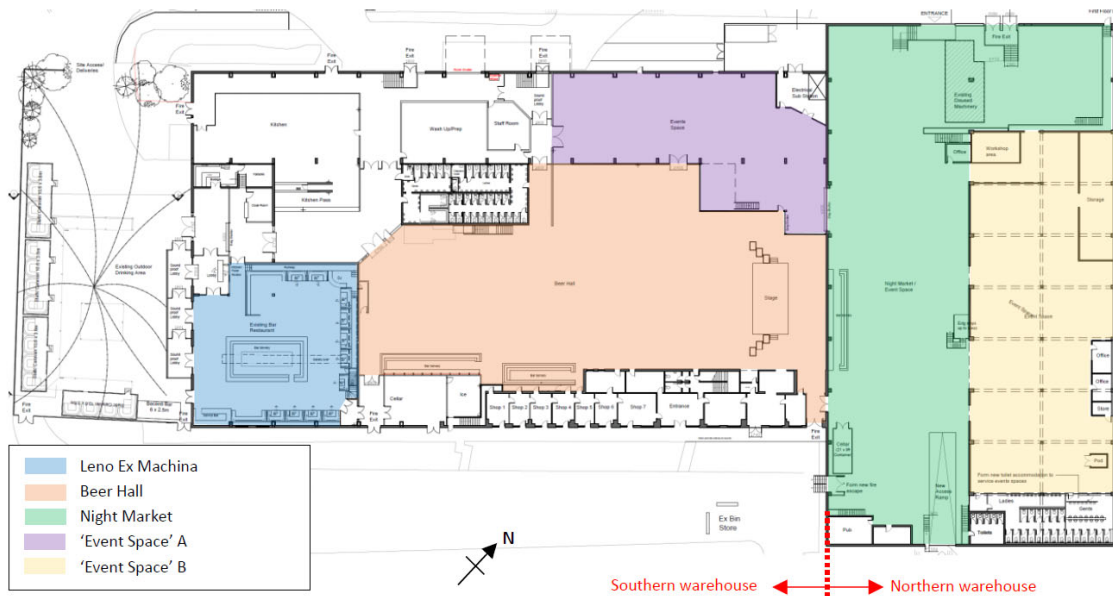
3.4 Any page references to the Diecast report use the numbered page values within the report, which may differ from the PDF page numbers.

3.5 On page 8 of the Diecast report, explicit reference is made to this Stockton’s residential scheme, acknowledging that the authors are aware that this scheme is progressing and that they are aware of its existence and expected submission. The Diecast report states:

...no formal planning application has been made for this [Stocktons] scheme and thus this potential future receptor has been excluded. Diecast has been operating as an entertainment venue since 2022 and therefore any future application for the Stocktons site should capture current music noise output (or make reference to Diecast music noise based on limits detailed herein).

3.6 We have reviewed the Diecast report to ascertain the implications for the Stockton’s scheme. There are multiple noise generating spaces within the venue, some of which are already in use through the temporary permission and some of which are proposed to be introduced in the future. These spaces can be seen in the ground floor layout image taken from the Diecast report (page 5).

Image 5: Diecast internal ground floor layout



3.7 The Stockton's warehouse, which would be demolished as part of the proposed scheme, shares a party wall with Event Space B and the Night market on the northeastern façade. Once demolished, the two proposed buildings would be close to this northeastern wall although not physically connected.

3.8 The noise levels associated with each space are limited to a maximum within each octave band (63 Hz to 4 kHz), as per the two tables on page 29 of the Diecast report within section 11.0, also shown below:

Image 6: Diecast music noise limits

Daytime Operation (<23:00hr)

Space	Maximum permissible internal music noise levels, $L_{eq,5min}$ (dB) at OBCF (Hz)						
	63	125	250	500	1k	2k	4k
Leno Ex Machina	86	83	83	86	86	86	82
Beer Hall	81	78	82	86	86	86	80
Night Market	78	75	74	78	80	80	75
Event Space A	77	72	70	75	75	75	72
Event Space B	110	110	105	105	105	100	100

Night-time Operation (>23:00hr)

Space	Maximum permissible internal music noise levels, $L_{eq,5min}$ (dB) at OBCF (Hz)						
	63	125	250	500	1k	2k	4k
Leno Ex Machina	80	78	77	80	80	80	76
Beer Hall	76	74	75	77	80	80	74
Night Market	71	69	70	74	74	74	67
Event Space A	70	67	69	72	72	70	63
Event Space B	105	105	105	105	105	100	100

3.9 It can be seen from these two tables that noise levels within Event Space B are materially higher than any other space. This is also the space closest to the Stockton's scheme, with the exposed northeastern façade facing the scheme. The four other façades break out into adjoining internal spaces, including upwards through the roof due to the mezzanine level above Event Space B.

3.10 Information on how Event Space B is to be used is set out on page 7 of the Diecast report, and included below for ease of reference:

Located off the Night Market, within a masonry formed workshop area beneath first floor offices (zone highlighted red), Event Space B will be used for in-house DJs.

The space is 'landlocked' within the building and not exposed directly to any external building fabric elements, thus effectively creating a 'contained' zone for amplified music.

Openings linking to the Night Market will be sealed with lobbies to control noise spill.

This space will share a party wall with the adjacent Stocktons Home Furniture showroom. The intention is for this space to only operate (with any notable noise levels) later into the evening, outside of Stocktons operational hours.

3.11 Diecast has permission to operate between 12:00 (noon) and 01:00 as a worst-case on Saturdays, with reduced hours on other days. Stockton's operational hours are typically between 09:30 and 17:30 as a worst-case (Monday and Wednesday through Friday). Event Space B is therefore taken to operate between 17:30 and 01:00 as a worst-case.

3.12 Given that the highest noise levels are predicted from a space that is not yet in operation, another noise survey will not produce any useful results. The assessment detailed in the following section therefore takes the other approach suggested within the Diecast report ('making reference to Diecast music noise based on limits detailed therein'). This approach is more robust, as noise levels will be higher than those that could be gained through a survey.

Noise Assessment

Noise Model

3.13 We have produced a noise model in order to replicate the results within the Diecast report, as well as to predict noise levels with the Stockton's scheme in place.

3.14 The model includes noise contributions from spaces listed within **Image 6** above (Diecast's internal noise limits) using the breakout paths described in the following section.

3.15 The noise model is created within IMMI 24, which was also used within the road noise break-assessment, as detailed within Appendix 14.1 of the ES. In order to match the Diecast assessment, the software has been made to use BS 12354-4 and ISO 9613, as detailed within the Diecast report.

3.16 Results have been produced at locations ascending the full height and traversing the full circumference of both proposed buildings.

Breakout Paths

3.17 Given how dominant the noise levels are within Event Space B and its proximity to the scheme, the model does not include all breakout paths listed within the Diecast report. These are more pertinent to the assessment within the Diecast report as that assessment investigates noise levels in all directions from Diecast, rather than one particular scenario, which is the aim of this assessment.

3.18 The breakout paths used within the noise model are listed below. The apparent sound reduction index of each path used is taken from the values within Appendix D of the Diecast report.

Table 1 Breakout paths

Element	Apparent SRI reduction used
Event Space B – eastern façade	300 mm Solid brick external wall
Office above Event Space B – eastern façade	300 mm Solid brick external wall
Office above Event Space B – roof	Northern warehouse roof (as proposed)
Night Market – roof	Northern warehouse roof (as proposed)
Night Market – western façade	300 mm Solid brick external wall
Night Market – eastern façade	300 mm Solid brick external wall
Night Market – northern façade	300 mm Solid brick external wall
Night Market – southern façade	300 mm Solid brick external wall

Mitigation

3.19 As is set out in Appendix 14.1, upgraded acoustic glazing is already proposed to apartments in order to meet the other applicable noise criteria. This reflects the EH comment above, that this assessment ‘may alter the acoustic performance of the glazed elements’.

3.20 It is notable that this mitigation approach is what is expected from EH. When considered alongside the acknowledgement that this scheme is expected within the Diecast report, there is inherent acceptance from all parties that a design solution exists and both schemes can progress simultaneously.

3.21 The assessment outcomes result in the current locations where the various glazing specifications apply to needing to be altered in order to meet the noise limits proposed by EH. Both the Appendix 14.1 locations and the locations superseding these are listed below.

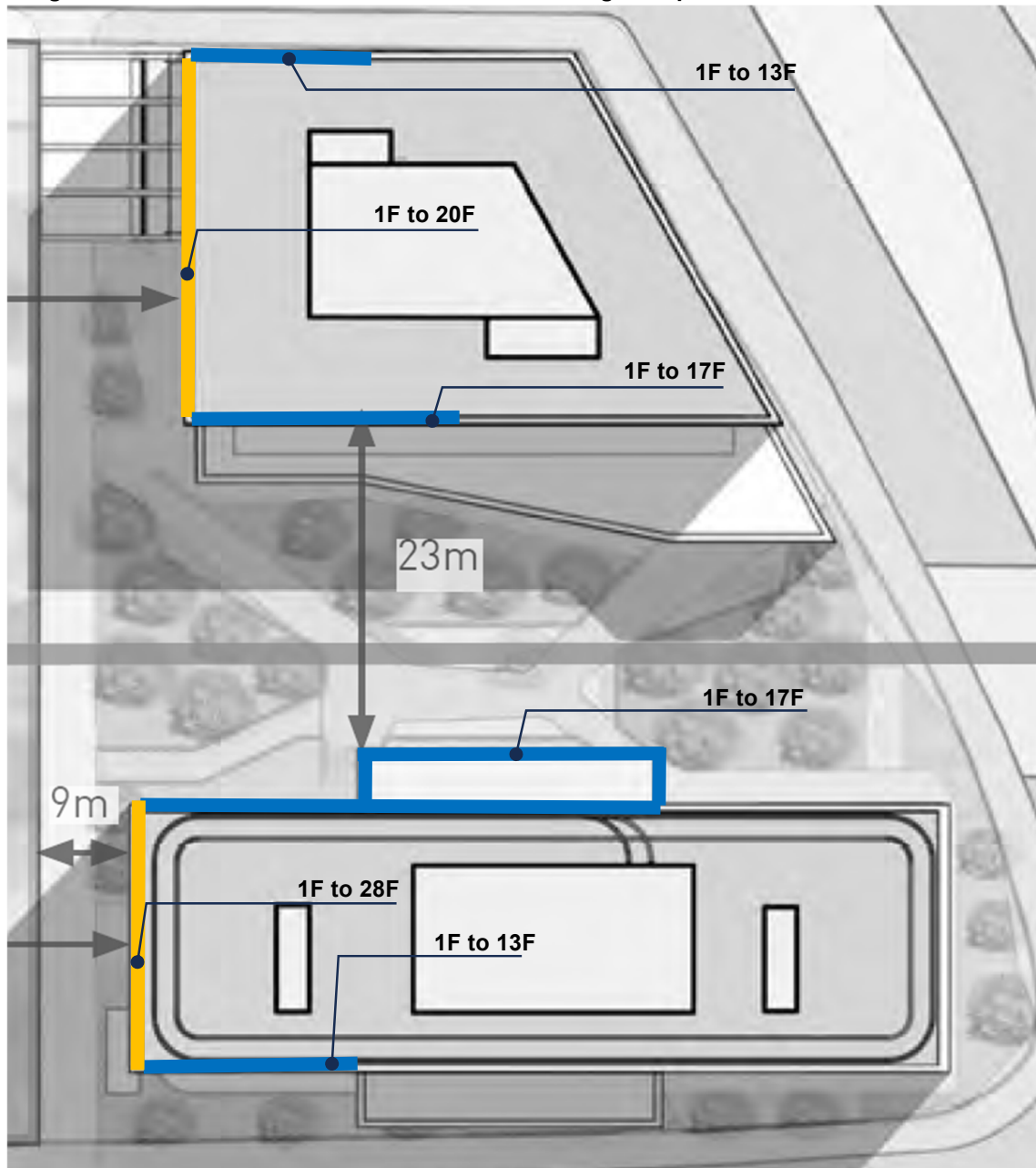
Table 2 Acoustically enhanced glazing specification locations

Glazing Code	Appendix 14.1 location (now superseded)	New location
G1	1F to 3F	1F to 7F
G2	4F to 6F	8F to 14F
G3	7F to 15F	15F to 18F
G4	16F to 24F	19F to 24F
G5	25F to 41F	25F to 41F
G6	42F to 44F	42F to 44F

3.22 It is also necessary to consider entertainment noise during the overheating condition. When Event Space B is in operation, dwellings in the following locations will require an alternative means of cooling in both the day and night-time. It may be that this is already provided by the current overheating solution.

3.23 These locations have been found by using the 63 Hz and 125 Hz octave band reductions for an open window, as specified in NANR116, to match the approach proposed elsewhere within the Diecast report.

Image 7: Locations where alternative means of cooling is required



Results

3.24 With the updated locations of where each mitigation type applies, it is possible to meet the internal noise criteria of 47 dB and 41 dB ($L_{eq,5min}$) in the 63 Hz and 125 Hz octave bands, respectively.

3.25 An alternative overheating solution may also be required to specific apartments, as any openable elements cannot form part of the mitigation strategy in the stated locations.

4.0 Noise Survey Period Query

4.1 MCC have provided the following comment:

The noise survey measurements included the period of bonfire night and subsequent weekend celebrations which could possibly higher the noise measurement data set slightly. There are no discussions in the Noise an Vibration Sections as to how the 'typical background levels' have been derived (please see Information for developers Manchester City Council and whether the bonfire night celebrations have been included/omitted. Further clarification is required before we can accept the plant limits given. Furthermore, as the plant is unknown it has yet to be demonstrated how the criteria will be met.

4.2 The noise survey covered five complete days and two incomplete days. Audio recording was used to identify firework activity on three nights, all of which were short duration events and would not have impacted on the background noise level during the periods they occurred. Regardless, the plant noise limits used are based on backgrounds over the whole period using a statistical analysis of the lowest noise levels measured during the day and night periods. Firework noise would not have had any effect on the lowest noise level periods, and therefore cannot have affected the setting of plant noise limits.

4.3 It is normal for schemes such as these to submit noise limits without knowing what plant is to be installed at this stage of design. Comfort can be drawn from the many similar schemes located nearby, all of which have plant which meets the same (or similar) noise limits.

