

MPF/PR0679/L08A

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Dear Pat

HOUSE OF SOCIAL, PLANNING CONDITION 17

I write to confirm the results of sound transfer measurements conducted between the Food Hall and apartments and between the Food Hall and external areas at House of Social, First Street, Manchester. The measurements have been conducted to respond to condition 17 of the planning approval for the building and to demonstrate that the operation of the Food Hall will not affect residential amenity.

Letter revision note: Following the first publication of this letter on 19 June 2025, we have been able to carry out measurements of the internal noise levels generated by the sound system installed within the Food Hall. This letter revision includes the results of these measurements and compares the measurement results to the established internal noise limits within the Food Hall (see Appendix I).

INTRODUCTION

The planning approval for House of Social includes a condition which requires that post-completion noise measurements are carried out in relation to internal activity noise transfer and activity noise egress from the Food Hall within the building.

Fisher Acoustics Ltd has been commissioned by Renaker Build Ltd to measure the levels of noise transfer from the Food Hall to the studios above and to external areas, and to advise on compliance with the requirements of the planning approval for the development.

PLANNING CONDITION

Planning Condition 17 of the Planning Approval for House of Social (Planning Application number 136170/FO/2023, dated: 1 March 2023) states:

- *17) Notwithstanding the recommendation within the First Street Plot 10a Noise Impact Assessment First Street Developments Limited Ref PLOT10A-XX-XX-RP-Y-45001 P03 12 January 2023 by Cundall stamped as received on 17-02-23 before the operation of the ground floor Food Hall commences, details of it will be acoustically insulated and treated to limit the break out of noise shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include a noise study of the premises and a scheme of acoustic treatment.*

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, respectively. The scheme proposed may need to include different measures such as acoustic lobbies at access and egress points of the premises, acoustic treatment of the building structure, sound limiters linked to sound amplification equipment and specified maximum internal noise levels.

The approved noise insulation scheme shall be completed before any of the approved uses commence.

Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E)

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

In relation to condition 17, the discharge of conditions for House of Social (planning reference CDN/24/1107, dated 20 February 2025) states:

- *Condition 17 (a) (Noise Food Hall): On the basis of ongoing compliance with the following: (Fisher Acoustics, reference: MPF/PR0679/L04 November 2024) the requirements to acoustically insulate and treat to limit the break out of noise will be met.*

Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

FOOD HALL

Figure 1 shows the internal layout of the ground floor Food Hall.

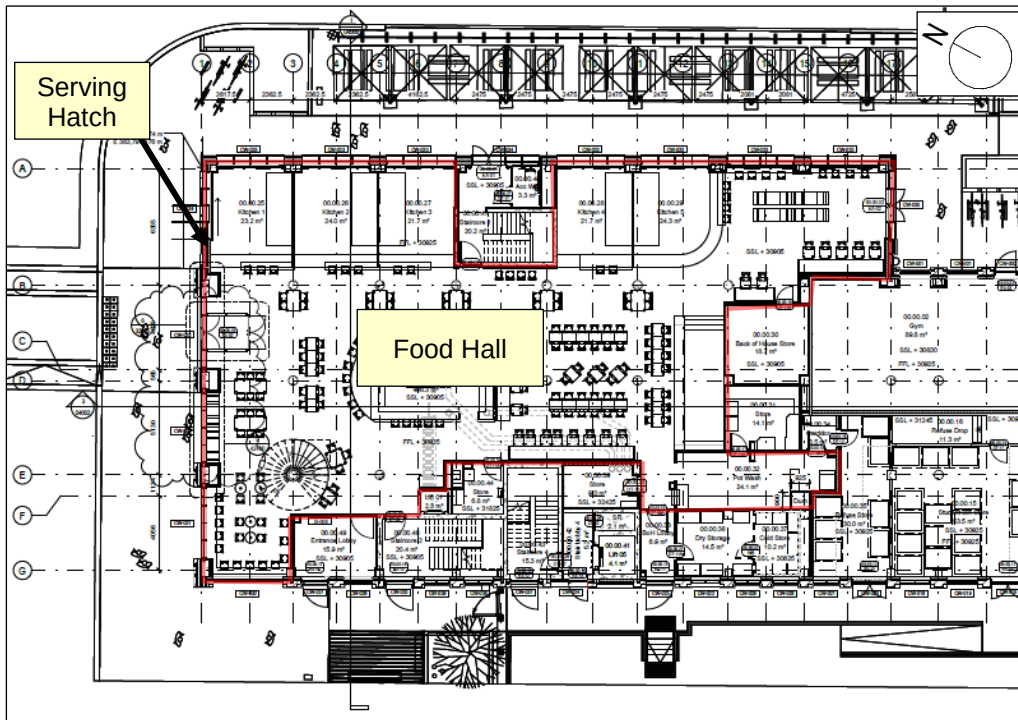


Figure 1: Internal layout of Food Hall – Ground Floor

The Food Hall on the ground floor is acoustically open to the 'mezzanine' dining space on the 1st floor of the building. Figure 2 shows the layout of the dining space.

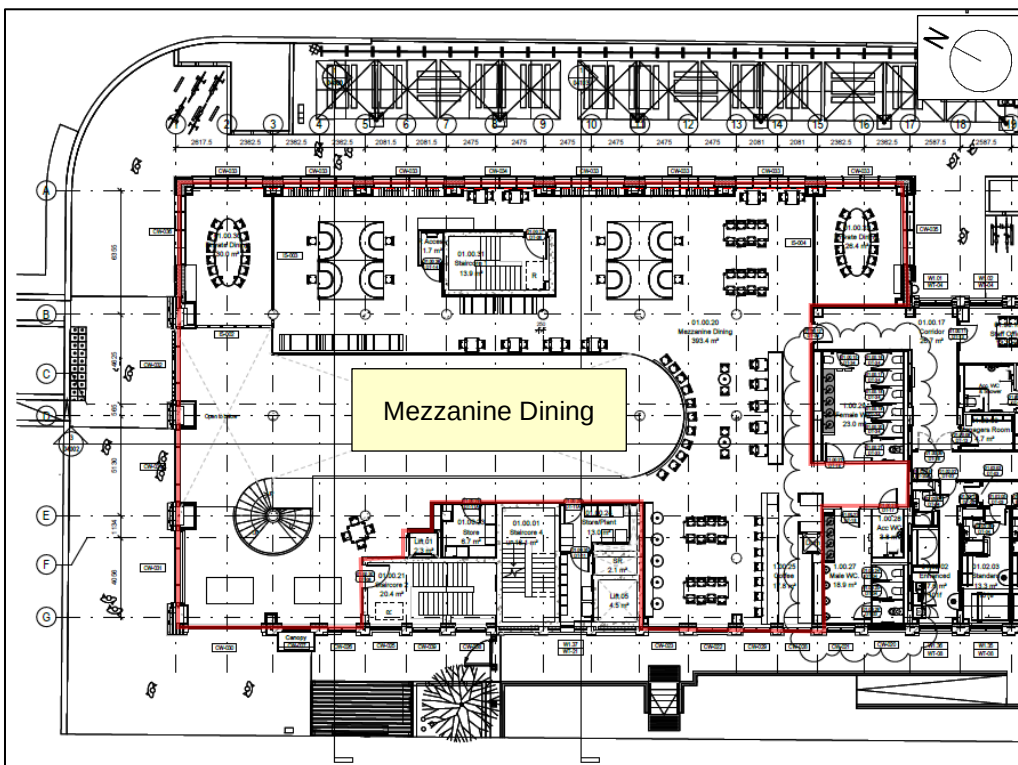


Figure 2: Internal layout of Food Hall – First Floor

INTERNAL AIRBORNE NOISE TRANSFER

There are residential studios on the 1st floor of House of Social that are located directly above the Food Hall and mezzanine dining. There is therefore the possibility of internal noise transfer between these amenity spaces and the studios above via the party floor.

Fisher Acoustics letter report 'House of Social, First Street, Manchester, planning condition 17', reference MPF/PR0679/L04, dated 22 November 2024, as referenced by the discharge of condition 17, identifies the maximum recommended noise levels in the residential accommodation above due solely to music replay in the Food Hall. The applicable noise levels are given in Table 1.

Space	Sound pressure level (dB Leq) @ Octave Band Centre Frequency (Hz)							dB(A)
	63	125	250	500	1k	2k	4k	
Residential rooms	47	41	26	20	17	15	12	28

Table 1: Maximum recommended noise levels in residential rooms due to music replay in non-residential spaces

The sound level difference between the Food Hall and a residential studio above, and between the mezzanine dining and a residential studio above have been measured in the completed building. From the measurements, the maximum allowable activity noise levels, including music replay, in both the Food Hall and mezzanine dining have been determined.

Based on the measured sound insulation between the amenity areas in question and the studios, Table 2 identifies the maximum music noise levels that could be generated in the Food Hall and mezzanine dining without exceeding the 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	
Food Hall	95	94	86	84	86	81	84	90
Mezzanine Dining	85	89	88	86	89	84	81	92

Table 2: Maximum allowable noise levels in Food Hall and mezzanine dining re internal noise transfer

The Food Hall and mezzanine dining are provided with sound system loudspeakers for background music replay. The sound system amplifiers are located in a back-of-house store accessible only by employees of House of Social. The amplifiers are to be set to a fixed maximum output such that music replay above a certain loudness level in the Food Hall and mezzanine dining is prevented.

The proposed maximum music replay noise levels in the Food Hall and mezzanine dining are given in Table 3. It can be seen that the proposed music replay noise levels in the Food Hall and mezzanine dining are substantially lower than the allowable noise levels identified in Table 2. Thus compliance with the requirements of condition 17 are fully expected in relation to noise transfer to the residential accommodation above the Food Hall and mezzanine dining.

Location	Sound pressure level (dB Leq) @ Octave Band Centre Frequency (Hz)							dB(A)
	63	125	250	500	1k	2k	4k	
Food Hall	80	80	78	75	75	72	67	80
Mezzanine Dining	80	80	78	75	75	72	67	80

Table 3: Proposed maximum music replay noise levels in the House of Social Food Hall

NOISE EGRESS FROM FOOD HALL

Fisher Acoustics report “House of Social, First Street, Manchester, planning condition 17”, reference MPF/PR0679/L04, dated 22 November 2024, as referenced by the discharge of condition 17, identifies the maximum allowable external noise levels at the closest noise sensitive receptors due to activity noise breakout from the Food Hall, as reproduced below in Table 4.

Period	Sound pressure level (dB Leq) @ Octave Band Centre Frequency (Hz)							dB(A)
	63	125	250	500	1k	2k	4k	
Daytime (07:00 to 23:00)	55	48	45	34	46	38	26	48
Night time (23:00 to 07:00)	45	38	38	34	33	25	16	37

Table 4: Maximum allowable external noise levels due to entertainment noise breakout

The level of sound breakout from the Food Hall has been measured by Fisher Acoustics. From the measurements, the allowable internal noise levels to ensure compliance with the external noise limits identified in Table 4 has been determined.

In particular, sound breakout from the Food Hall to locations that are 5 metres in front of the doors and glazed external wall of the Food Hall has been measured.

Within the north elevation of the Food Hall there are lobbied patron access doors and a ‘grab-and-go’ serving hatch which represents the weakest acoustic element of the facade. Sound breakout has been measured with the following combinations of door and serving hatch:

1. One pair of the lobbied entrance doors closed, serving hatch closed
2. One pair of the lobbied entrance doors closed, serving hatch open

From the measurements, the maximum allowable activity noise levels within the Food Hall to ensure compliance with the noise limits in Table 4 at residential receptors in the area have been determined.

Table 5 identifies the maximum music noise levels that could be generated in the Food Hall with one pair of the lobbied entrance doors closed and serving hatch closed without exceeding the external noise limits given in Table 4.

Location	Sound pressure level (dB Leq) @ Octave Band Centre Frequency (Hz)							dB(A)
	63	125	250	500	1k	2k	4k	
Food Hall Daytime (0700 hrs to 2300 hrs)	90	92	90	88	90	90	80	95
Food Hall Night time (2300 hrs to 0700 hrs)	80	82	83	75	77	77	70	82

Table 5: Maximum allowable noise levels in House of Social Food Hall re noise egress – main doors lobbied and serving hatch closed

Table 6 identifies the maximum music noise levels that could be generated in the Food Hall with one pair of the lobbied entrance doors closed and serving hatch open without exceeding the external noise limits given in Table 4.

As the serving hatch will only be open during the day, allowable night time noise levels with the hatch open are not provided.

Location	Sound pressure level (dB Leq) @ Octave Band Centre Frequency (Hz)							dB(A)
	63	125	250	500	1k	2k	4k	
Food Hall Daytime (0700 hrs to 2300 hrs)	87	87	82	82	84	73	61	86

Table 6: Maximum allowable noise levels in House of Social Food Hall re noise egress – main doors lobbied and serving hatch open

The applicable internal noise limits for the Food Hall are the lower of the values in Tables 2, 5 and 6.

For ease of reference, Table 7 identifies the maximum allowable noise levels in the Food Hall, taking into account internal noise transfer to apartments and noise egress to noise sensitive receptors.

Space	Sound pressure level (dB Leq) @ Octave Band Centre Frequency (Hz)							dB(A)
	63	125	250	500	1k	2k	4k	
Food Hall, main doors lobbied & serving hatch closed								
Food Hall, Daytime (07:00 to 23:00)	90	92	86	84	86	81	80	90
Food Hall, Night time (23:00 to 07:00)	80	82	83	75	77	77	70	82
Food Hall, main doors lobbied & serving hatch open								
Food Hall, Daytime (07:00 to 23:00)	87	87	82	82	84	73	61	86

Table 7: Maximum allowable noise levels in House of Social Food Hall

It will be noted that the allowable internal noise levels detailed in Table 7 for 'main doors lobbied & serving hatch closed' are the same or greater than the proposed maximum noise levels within the Food Hall identified in Table 3.

It will also be noted that the allowable internal noise levels detailed in Table 7 for 'main doors lobbied & serving hatch open' are greater than the proposed maximum noise levels within the Food Hall identified in Table 3, with the exception of the noise level at 4 kHz. However, there are no loudspeakers that face the serving hatch, and given the directional nature of the installed loudspeakers at 4 kHz it is expected that the noise level impinging upon the hatch will be lower than the noise level in the main area of the Food Hall, such that the external limit at 4 kHz is not expected to be exceeded.

CONCLUSION

With reference to the assessments detailed above, compliance with the requirements of condition 17 of the planning permission for House of Social, Manchester is expected in relation to both noise transfer to the residential accommodation above the Food Hall and noise breakout to external receptors.

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

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Matt Fisher', is written over a light blue rectangular background.

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

Enc: Appendix I: Measurements of music replay using in-house sound system installed in Food Hall

APPENDIX I: Measurements of music replay using in-house sound system installed in Food Hall

Measurements have been carried out within the Food Hall to determine the noise levels within the Hall due to music replay over the installed sound system. During the measurements, the sound system was operated at the loudness level allowed by the app that controls the sound system amplifiers.

In addition, the control app was used to reduce the music level to that proposed during daytime dining use of the Hall.

Table 8 identifies the measured music replay noise levels. The 'Evening & night time' noise levels are the maximum sound levels to be generated at any time of the day, as governed by the sound system control app.

Time of day	Sound pressure level (dB Leq) @ Octave Band Centre Frequency (Hz)							dB(A)
	63	125	250	500	1k	2k	4k	
Evening & night time (up to 0100 hrs)	80	81	80	74	72	71	69	79
Daytime (0700 hrs to 2300 hrs)	74	75	66	61	61	62	61	68

Table 8: Maximum music replay noise levels within Food Hall during daytime and evening/night time

It can be seen that the music replay noise levels do not exceed the allowable noise levels identified in Table 7 above. Is it therefore expected that 'real-world' use of the installed Food Hall sound system will achieve external and internal noise levels that comply with the determined noise limits at external receptors and within the residential accommodation at House of Social.