BRAIDEN ACOUSTICS LTD

Innovation Forum // 51 Frederick Road // Salford // Manchester // M6 6FP

NOISE VERIFICATION REPORT

Prepared for : Arts Direct Ltd

Date : 13 Jun 2025

Site : 70 Oldham Road, Ancoats

Report No. : 11419

1 INTRODUCTION

Braiden Acoustics has been commissioned by Arts Direct Ltd to undertake a verification noise survey at the site of 70 Oldham Road, Ancoats in order to discharge noise-related planning conditions.

1.1 PLANNING PERMISSION

Planning application 140807/FO/2024 proposed "Retention of bar, cafe, bookshop, cultural centre and artist workshop (Sui Generis)". The application was approved with conditions on the 20 December 2024.

The relevant condition(s) is:

> *4) a) Within one month of the date of this permission, a noise study of the premises and a scheme of acoustic treatment shall be submitted to and approved in writing by the City Council as local planning authority. The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with this scheme. The scheme shall be implemented in full.*
>
> *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) Within one month of the agreement of part a), 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 nearby residential accommodation pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).*

This report shall deal with the comments above. To summarise,

i. Details of the proposed mitigation measures

ii. Confirm all acoustic mitigation measures have been implemented

iii. Internal noise levels measured to confirm compliance.

John Braiden BSc MSc
Acoustic Consultant

0161 743 3621
john@braidenacoustics.co.uk

1.2 AIM

This report aims to discharge part b) of the condition above.

2 DESCRIPTION OF SITE

2.1 PROPOSED USE

The retrospective planning application was the retention of a bar, cafe, bookshop, cultural centre and artist workshop, above which are residential dwellings.

2.2 NOISE IMPACT ASSESSMENT

For the original planning application, there was a Noise Impact Assessment by Braiden Acoustics dated 5th March 2025, report number 11381.

2.2.1 Mitigation

A site visit confirmed that the entrance doors to the ground floor unit are well fitted with acoustic seals. Furthermore, none of the windows are openable and are well sealed.

Therefore, no further acoustic mitigation is required regarding sound insulation.

However, a noise limiter should be installed to ensure amplified noise levels do not exceed 80 dB(A).

2.2.2 Noise limiter

In order to ensure that the amplified noise levels do not breach the upper limits of 80 dB(A), a noise limiter is recommended.

All amplified sound systems should be routed via the limiter.

3 ACOUSTIC ASSESSMENT

3.1 LIMITER

A DBX 266xs limiter has now been installed.



Figure 1
dbx limiter in-situ

Pink noise was used as a signal source and the limit was set with all the levels turned up on the mixer.

The noise limit was set just below 80 dB at 79.4 dB(A) as Figure 2 shows.

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Figure 2
Noise level set at 79.4 dB(A)

4 Conclusion

A verification acoustic survey has taken place at 70 Oldham Road, Ancoats to fully discharge Condition 4 of planning application 140807/FO/2024 for the retention of a café / bar.

A limiter has been installed and set to 79.4 dB which is slightly below the limit of 80 dB.

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Appendix

A1 Site visit summary

BLACKA GROUP
Quality Is Never Missed Until Experienced

Client Name	
Contact Number	
Venue / Address	70 Oldham Road p3 Anihilation eve

Blacka Group Ltd

Tel: 0161 477 9300
www.blackagroup.com
support@blackagroup.com

Notes

Date 11 /06 /2025

Support and Maintenance Form

PO Number

Job Description :

installed DBX 266xs limiter

max measured spl level 79.4 dB A [redacted]

Parts needed :
2MXLR
2FXLR
1.5 m dual shotgun wire

Complete	
Yes	No
✓	

Item Description:

Serial:

Loan equipment	
Yes	No

On site manager to complete.
Arrival Time : 10:30 Depart Time : 12:00

Client Name	Client Signatur	Engineer Name	Engineer Signat
[redacted]			