

James Bridgman

From: [REDACTED]
Sent: 30 May 2025 11:43
To: James Bridgman
Subject: RE: Quick Query Discuss Today - Diecast

Follow Up Flag: Follow up
Flag Status: Completed

Hi James

The wording is acceptable.

The main priority is the 5dB below LA90, as there are no structural adjoining properties.

Kind regards

[REDACTED]

[REDACTED]

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James Bridgman

From: [REDACTED]
Sent: 19 May 2025 15:56
To: James Bridgman
Subject: RE: Diecast | Updated Noise Impact Assessment

Follow Up Flag: Follow up
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Hi James,

Updated comments for NSE1:

NSE1

I have reviewed Jameson's Noise Impact Assessment, dated 18 May 2025 and baseline noise measurements have been undertaken and use of the background data from the Hoare Lea report submitted with the original application (calculated to exclude the background measurements taken when the premises would not be operational). These background noise levels are presented in red on page 14 of the report.

Further measurements were taken during an event night, from inside the premises and at the façade and on the roof to ascertain the break out of noise from the premises. The octave band limits (5dB below in each octave band) at the NSR's has been given in Section 8.

Various façade and roof noise mitigation measures have been given for the Night Market, Area A and Area B which will be decided at the final design stage. The proposed areas that will be playing music will be fitted with noise limiters. Commission testing will form part of the validation exercise.

The proposed permissible internal music levels are presented in Section 11 and these are based on the results of the cumulative impact of all noise sources at the NSR's meeting the 5 dB below background in all octave band criteria.

The background noise levels and internal music levels presented are acceptable.

Validation testing will be conducted post completion to ensure that the criteria has been met.

Kind regards

[REDACTED]

[REDACTED]

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James Bridgman

From: [REDACTED]
Sent: 16 May 2025 15:21
To: James Bridgman
Subject: RE: Diecast - noise condition

Follow Up Flag: Follow up
Flag Status: Completed

Hi James,

The confirmation is acceptable and the fume can be discharged.

Kind regards

[REDACTED]

[REDACTED]
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From: James Bridgman <[REDACTED]>
Sent: 16 May 2025 10:48
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Diecast - noise condition

Hi [REDACTED]

Thank you [REDACTED] – I've just been sent over the verification statement for the existing extraction.

Please see attached. Please can you confirm if this overcomes the requirement of the below recommended condition:

Within 2 months of granting of this permission, confirmation shall be submitted to the City Council as Local Planning Authority that the approved fumes/vapours/odours extraction scheme/s as set out in the approved Extraction/Ventilation Statement prepared by APL Mechanical Services (Received 11 March 2025) have been implemented.

James Bridgman

From: [REDACTED]
Sent: 15 May 2025 13:37
To: [REDACTED] James Bridgman
Subject: Diecast - noise condition

Follow Up Flag: Follow up
Flag Status: Completed

[REDACTED]/James

Just a quick update on the noise, I have spoken to [REDACTED] (acoustic consultant) several times today and think I did forward on his email from last night.

Background noise levels –

They had done some monitoring recently and used their baseline data to set the internal levels. However as the background levels were higher than when Hoare Lea did the noise measurements for the original application it would mean the noise levels would increase at the façade of the NSR's. As this was only done over 2 days we couldn't say for definite that these are the background noise levels were now 'typical' as the measurement period would be considered short – hence not robust enough.

[REDACTED] has used Hoare Lea's data but has amended it so it only includes the measurements taken when the premises is open (Hoare Lea's original measurements included the full night -time and daytime survey so it would include the levels at 2-5am when background would be lowest and not represent the 'typical background' when the premises was open. He has then done analysis on the background to present the 'typical' levels (as background noise levels are constantly fluctuating throughout the measurement period, say when traffic passes, people etc. they are looking at the lowest 25% of the measurements and other analysis to get the typical). The levels look to be about 1dB higher in some frequencies more in others and lower in some. I am not worried about the higher frequencies as these have shorter wavelengths and are easily attenuated by distance. I think the new proposed backgrounds are ok.

Our Criteria -

Our condition, is 5dB below the background in all octave bands but they want to look at the 63Hz and 125Hz as we have the added criteria of no more than internal 47dB at 63Hz and 41dB at 125Hz in adjacent premises. They have applied this to the NSR's and then used a research paper that shows how much noise will enter a fully open window in each octave band to calculate the NSR façade level. As our ears do not detect lower frequencies at low levels (threshold of hearing) you can only just about hear 47dB at 63Hz and 41dB at 125Hz, so levels below these are inaudible to the human ear. Therefore if the background is 43dB at 125Hz and you take 5dB off it's 38 dB and you can't hear it but then you would be over engineering the premises mitigation by a couple of dB. I will look at the research paper and discuss with Rick regarding the criteria and let Andrew know later, so he knows the criteria to design to.

Mitigation -

In terms of the Night Market and Event spaces the mitigation has yet to be decided, but I am not too concerned whichever they choose as it will enhance the acoustic properties of the building. It will just depend how much reduction they get which will then result in different internal maximum music levels, (better mitigation, higher internal levels as the building reduces the amount of noise breaking out)

Validation-

All levels, will be calculated as a cumulative impact and then validated. So any internal music levels set out in the report may change during the validation exercise. They will ramp up the music and then measure 1m from the façade, (roof, walls, courtyard, fire doors etc.) so they can determine how much reduction is afforded by the walls/roof etc in each octave band. They then calculate to NSR's and alter the octave bands accordingly to

meet the criteria (as you know measuring at the NSR's is difficult as you can't measure -5 below, you can only measure the noise that is there).

██████ is writing another report that I think goes to his client tomorrow, but I don't know when we will get it, probably Monday and I am not in. So may need to log on for a few hours Monday afternoon to go through it as you need it by Tuesday?

Hope this makes sense!

Kind regards

██████

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James Bridgman

From: [REDACTED]
Sent: 14 May 2025 18:00
To: James Bridgman
Subject: RE: 142386/FO/2025, Diecast

Follow Up Flag: Follow up
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Hi James,

Refuse –
I have reviewed the Waste Strategy and this is sufficient to discharge the condition.

Fume-
If the market stalls traders are not having food trailers then this is acceptable for the night market

Light –
Drawing no. 343-420 shows new signage and says that it will be lit, are they no having this anymore? I just need to check that they angle the uplighters and control lux levels to prevent glare and overspill.

I had a call from [REDACTED] and have called him back this afternoon but I have had no reply as yet.

Kind regards

[REDACTED]

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James Bridgman

From: [REDACTED]
Sent: 13 May 2025 14:53
To: James Bridgman
Subject: 142386/FO/2025, Diecast

Follow Up Flag: Follow up
Flag Status: Completed

Hi James,

You will see from my comments that they have had another noise survey done and the background noise levels are slightly higher than previous noise survey submitted with the original application, and they have also tried to increase the internal music levels. I have spoken to [REDACTED] about this and as the noise survey was only over 2 days we would need to see a more robust survey (longer measuring period) to accept new levels.

My comments are:

1.FUMES - Commercial Kitchens (previously 133523/FO/2022 condition 3)

a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

b) Prior to commencement of the use hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

Reason - In the interests of the amenities of occupiers of nearby properties.

Original Comments

*The odour control proposed in the ventilation statement by APL is sufficient to discharge the first part of the condition. There is also a validation element to the condition.

James this was fine for the scheme currently and the APL documents has been submitted again, but I can't find any validation. If they are proposing any cooking units for the Night Market they will need to submit a scheme or complete a risk assessment – as per EMAQ titled 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems' dated May 2022, to decide whether they need a scheme and validation.

2.CONSTRUCTION MANAGEMENT PLAN

Prior to the commencement of development, a construction management plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum:

- Measures to control noise and vibration;
- Dust suppression measures;

The development shall only be carried out in accordance with the approved management plan.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

*The CMP submitted is for the Night Market only and this is sufficient to discharge the condition for the Night Market area.

3.CONSTRUCTION HOURS

Construction works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

*The CMP submitted is for the Night Market only and this is sufficient to discharge the condition for the Night Market area.

4.HOURS1

The premises shall not be open outside the following hours unless otherwise agreed in writing by the City Council as local planning authority:-

08:00-01:00 Monday - Sunday

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation.

*As per previous hours agreed under 133523/FO/2022 condition 12 and application form.

5.HOURS2 (Deliveries to commercial premises)

Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, 10:00 to 18:00 Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation.

*As per previous hours agreed under 133523/FO/2022 condition 17.

6.NSE1 (Premises 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 L_{Aeq} (entertainment noise) shall be controlled to 5dB below the L_{A90} (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 (L_{eq} ,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.

*I have reviewed the noise reports previously submitted under application 133523/FO/2022 and by Jameson Acoustics dated February 2025.

The Jameson report has conducted further baseline noise monitoring in the courtyard, on the Ducie Street and on the roof. The background (LA90) noise levels in the courtyard are mainly slightly higher than the previous survey conducted by Hoare Lea. After further testing of levels inside the premises and outside in the courtyard and on the roof, Jameson's report has proposed new internal music level limits for both Leno Ex Machina and the Beerhall and for the Night Market, Event Space A and B which are mainly higher than the previous levels.

Jameson's baseline monitoring was conducted over 2 days and due to the noise complaints received by MCC, we would need to see more robust background noise monitoring (over a much longer period) especially in the courtyard area/at height before we could agree new background noise levels and therefore all background noise levels should be as previous (Hoare Lea reports).

At this stage the Existing Beer Hall and Leno Ex Machina internal music levels and agreed background noise levels should be kept as previous.

For the Night Market, Event Space A and B, Section 8 of the Jameson's report sets out acoustic mitigation to increase the acoustic performance of the facades. The Northern Warehouse roof, external walls and exits, Event Space A external walls and exits and internal walls and lobbies and sound limiting devices (Event Space B is landlocked and has no direct external façade). Various options have been put forward but the exact proposed works need to be confirmed before we can accept the scheme. Additionally, any proposed maximum permissible internal music levels should be designed to the previous background noise limits and meet the criteria of 5db below in each octave band at the NSR's.

7.NSE2 (External areas/outside seating)

Shall only allow use of external areas within the application site in accordance with a schedule of days and hours of operation submitted to and approved in writing by the City Council as local planning authority prior to occupation, and shall not allow for the use of amplified sound or any music in these external areas at any time.

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

*As per the Alfresco Dining Policy, patrons allowed to 11pm in the courtyard and then smoking is only permitted in assigned smoking area.

8.NSE6 (External plant/equipment/servicing)

a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (L_{Aeq}) below the typical background (L_{A90}) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. 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.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the 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 operation of the scheme to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site.

*I have reviewed the noise reports previously submitted under application 133523/FO/2022 and by Jameson Acoustics dated February 2025. As previously stated under NSE1 any background noise measurements should revert to those in the original Hoare Lea report in lieu of submission of any new robust new data. As the plant is unknown it cannot be demonstrated how the condition will be met.

9.REF

a) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health.

*The DAS refers to a Waste Management Strategy that has not been uploaded. I can't tell whether they have sufficient space for all proposed uses or just the existing.

10.LIGHT1 (Floodlighting/external lighting scheme)

a) Before the use hereby approved commences external lighting shall be designed and installed in accordance with a scheme approved in writing by the City Council as local planning authority so as to control glare and overspill onto nearby residential properties.

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 light 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 report shall be detailed along with any measures required to ensure compliance with the criteria.

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

*Applies to the new lit signage that is to be installed on the building façade.

James we do not have a specific condition for crowd management but something needs to be added along the lines of condition 16 of the original approval.

16) The development hereby approved shall be carried out in full accordance with the recommendations and proposals as set out in Crowd Management Plan prepared by FGH Security. Reason - To ensure a reduction in potential amenity impacts associated with crowds, the potential or perceived potential of crime and/or disorder, litter and noise breakout associated with the development and in accordance with Core Strategy policies SP1 and DM1

Kind regards



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