

Memorandum

From:

Simon Everett

Date

15/01/2025

To

Neil Pickup, Chris Smith

cc

Rob Turner

Subject

Plot 9a First Street – Planning Condition 16

Acoustic pre-completion verification measurements at the newly constructed Plot 9A development at First Street, Manchester have been documented and summarised in the Cundall report ref: MN2A-CDL-XX-XX-RP-Y-45060 Rev P01 – 04 December 2024.

The purpose of this report was to document measurements undertaken on site and to determine compliance with Planning Conditions 16 and 17 attached to the proposed planning decision notice for the development (Ref: 132600/FO/2021). Planning Condition 16 attached to this decision relates to entertainment noise associated with the development and states the following;

“16) 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.”

The planning verification report produced by Cundall (Ref: MN2A-CDL-XX-XX-RP-Y-45060) addressed the requirements of Planning Condition 16 in Section 4.0. Cundall has since received the following comments from Manchester City Council with regards to the discharging of Planning Condition 16.

For condition 16, we are still to agree their noise impact assessment with regards to the gym/yoga studio and the use of the winter gardens/roof terrace (both missing from the initial acoustic report). The submitted verification report also does not include noise break out from these uses (which could include entertainment noise from music playback in these areas). As such we cannot recommend discharge of condition 16 at this time.

Cundall's response to these points is as follows:

- The final as built development does not include a yoga/gym studio.
- No areas of the development, including the winter gardens and external roof terraces, include any sources of entertainment noise / amplified speakers. This is in line with Conditions 20 and 26 of the planning decision notice, which specifically prohibit the use of amplified speakers in the external roof terrace and winter gardens respectively.



Simon Everett

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Cundall