Deloitte.

Deloitte LLP
The Hanover Building
Corporation Street
Manchester
M4 4AH

Phone: +44 (0)161 832 3555
Fax: +44 (0)161 829 3800
www.deloitte.co.uk/realestate

1 February 2024

Planning Department
Manchester City Council
PO Box 352
Town Hall
Manchester
M60 2LA

Dear Angela,

DIECAST – Application for Discharge of Conditions
(Planning Permission Ref: 133523/FO/2022)

On behalf of our Client, Diecast Ltd, please find enclosed an application for the discharge of Condition 4 (Acoustic Verification) attached to Planning Permission Ref: 133523/FO/2022.

On 31 May 2022, Planning Permission Ref. 133523/FO/2022 was granted for:

"Change of use (for a temporary period of three years only) from an industrial foundry (Class B2) to a mixed-use development with retail, leisure and office uses (Use Class E and Sui Generis (drinking establishment)), external alterations including creation of new entrances and over-cladding of the roof, temporary installation of new structures within the forecourt and associated works including cycle parking and new electric vehicle charge points, the erection of external pergolas."

Condition 4 – Acoustic Verification

Condition 4 states:

"Prior to any commencement of the use/s hereby approved, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommended noise levels and acoustic insulation requirements, relating to information as set out in Sections 6.3 and 6.5, as well as Tables 7, 8 and 9 of the Planning Noise Assessment report prepared by Hoare Lea (Reference REP-1013578- 5A-AP-20220203-Planning Noise Assessment-Rev03 dated 24/03/22) - Received by the Council 13/04/22, in order to achieve and adhere to the acceptable noise limits relating to both the breakout of noise (including entertainment noise) and plant equipment noise. The report shall also undertake a suitable amount of post completion testing to confirm that acceptable criteria has been met. Any instances of nonconformity with the recommendations in the approved report shall be detailed along with the measures required to ensure compliance with the agreed noise criteria.

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

Deloitte LLP is the United Kingdom affiliate of Deloitte NSE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee ("DTTL"). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NSE LLP do not provide services to clients. Please see www.deloitte.com/about to learn more about our global network of member firms. Real Estate Services regulated by RICS.

© 2024 Deloitte LLP. All rights reserved.

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."

An Environmental Noise Survey and Noise Impact Assessment (REP-1013578-5A-AP-20220203-Planning Noise Assessment-Rev03), prepared by Hoare Lea, were approved under Planning Permission Ref. 133523/FO/2022. Based on the results of these Reports, the following noise limits apply at all nearby residential receptors:

Table 1: Approved Noise Limits

Amplified sound noise Limits	Octave Band Centre Frequency (Hz)							
	63	125	250	500	1k	2k	4k	8k
Noise limits to Store Street (i.e., Oxygen, Piccadilly Village)								
Daytime / evening (07:00 - 23:00) Leq (dB)	52	42	37	37	37	30	18	10
Night (23:00 - 07:00) Leq (dB)	47	37	32	31	30	22	10	9
Noise limits to Ducie Street / courtyard side (i.e. Junction Works, Whittles Croft)								
Daytime / evening (07:00 - 23:00) Leq (dB)	50	40	35	34	33	26	13	10
Night (23:00 - 07:00) Leq (dB)	47	37	31	30	29	19	8	9

This application is submitted alongside a *"Noise break-out validation measurements"* Note, prepared by Hoare Lea. The Note confirms that a sample of noise measurements were undertaken on 29 August 2023 to quantify the level of sound break-out from the venue whilst music was playing, from a range of internal and external locations (as shown in Figure 1 of the Hoare Lea Note). Measurements were also carried out without any music playing to obtain background noise levels when there are no contributions from the music.

Based on the results of the validation testing, the Applicant notes that the following noise limits will apply to ensure compliance with Condition 4:

Deloitte.

Table 2: Maximum Permissible Amplified Sound Levels

Leq music noise limit, dB	Octave Band Centre Frequency (Hz)								
	63	125	250	500	1k	2k	4k	8k	LAeq
Daytime (07:00 – 23:00)	87	84	84	88	88	79	80	85	91
Night (23:00 – 07:00)	84	81	80	84	84	72	75	84	88

In consideration of the above, we request that Condition 4 is fully discharged, with the Applicant committing to complying with the noise limits as set out above. Noise levels will continue to be monitored following the completion of further phases, and throughout the lifetime of the development.

Submission Summary

This application comprises this covering letter and the information set out in Table 3.

Table 3: Summary of discharge of conditions submission

Condition Number	Full or Partial Discharge	Information submitted
Condition 4	Full Discharge	Noise break-out validation measurements report prepared by Hoare Lea

The requisite fee of £145.00 (plus Planning Portal fees) has been paid online. The Planning Portal Reference number for the submitted condition discharge application is **PP-12773031.**

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the full and partial discharge of the conditions outlined above. If you have any queries regarding this submission, please do not hesitate to contact me or my colleague Kelly McCann (kmccann@deloitte.co.uk / 0161 455 6671) or Ollie Eyre (odeyre@deloitte.co.uk / 020 7303 4102).

Yours sincerely

Deloitte LLP

Deloitte LLP

Encs.