

SANDY BROWN

Consultants in Acoustics, Noise & Vibration

Memo: M001-A

Date: 1 September 2023

Project: 023774

Pages: 3

From: Kane Mitchell

Reviewer: James Atha

St James Building (change of use), Manchester

Noise impact statement

Summary

Sandy Brown has been commissioned by Bruntwood to provide a noise impact statement for the proposed Change of Use at the St James Building, 79 Oxford Street, Manchester.

Bruntwood is seeking planning permission for the change of use of the existing Level 5 office space (use class E) to a dual use as office space (use class E) and education and training use (use class F1a).

Based on the proposals, no adverse operational noise impact to the nearby noise sensitive receivers is anticipated.

Site description

The site and its surroundings

The site location in relation to its surroundings is shown in Figure 1 with the St James Building in red. Oxford Street runs directly to the east of the building.

Oxford Road train station is approximately 120 m south of the site.



Figure 1 Aerial view of site (courtesy of Google Earth Pro)

Adjacent premises

The residential apartments located in 51 Whitworth Street and 60 Oxford Street are highlighted in green in Figure 1.

Manchester Palace Theatre is highlighted in yellow.

The remaining surrounding buildings are commercial and office premises, which are highlighted in blue.

Development proposals

Based on the information provided by Bruntwood on 29 August 2023, the proposed change of use of Level 5 will cover an area of 840 m². Teaching facilities will be provided for a projected occupancy of circa 180 students, educators and staff members.

The operational hours are to remain as per the current use of the building.

At this stage, no changes are proposed to the externally mounted building services, though this will be developed when the Level 5 design is progressed by the tenant. Any changes to external plant items will therefore need to be assessed by the tenant separately.

It is understood that the teaching facilities will be for mature students aged 18 and over. No external breakout spaces are proposed. The teaching facilities will be classrooms / lecture rooms / offices and similar. No music rooms or internal spaces with noisy activities are proposed.

As the teaching times are generally staggered, it is unlikely that there will be instances where the building occupants arrive and leave at the same time.

Operational noise impact assessment

As all works are to be internal and the operating hours are to remain the same it is not anticipated that there will be any significant adverse operational noise impact to the nearby noise sensitive receivers.