

Technical Memorandum

To: Simon Plowman (Plan8 Town Planning)
From: Mike Potts (Echo Acoustics)
CC:
Date: 10 February 2023
Re: Turkish Cultural Centre, 9 Dolphin Street, Manchester M12 6BG _2017 Planning Condition compliance

This technical memorandum has been prepared by Mike Potts of Echo Acoustics; Mr Potts is a Member of the Institute of Acoustics (MIOA) and is an Acoustic Consultant with over 20 years' experience in environmental noise assessment, within both regulatory and private industry roles at a senior level, and including experience in the provision of Expert Witness evidence at Public Inquiry.

The site, currently used as a Turkish Cultural Centre, is subject to a recent Planning Permission for the "Erection of an additional storey, above existing building, with 3 storey side extension to form a 3-storey building including retention of an existing community centre and formation of 15 student bedsits and ancillary facilities with retained car parking" (reference: 132729/FO/2022), for which Echo Acoustics prepared an Acoustic Report in April 2022¹.

The construction of the existing building was achieved through a Planning Permission granted in 2017, for the "Erection of two storey building to form community centre (Class D2)" (reference: 115958/FO/2017), against which a number of Planning Conditions were set. The conditions specifically relating to noise were as follows:

"6) Prior to first occupation of the site 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. Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB 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, respectively.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

¹ 2022-04-08, Echo Acoustics, "Extensions to Turkish Cultural Centre, 9 Dolphin Street, Manchester M12 6BG : Noise Assessment"

7) Any externally mounted ancillary equipment shall be acoustically insulated in accordance with a scheme 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 equipment.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies DM1 and SP1 of the Manchester Core Strategy and saved policy DC26.1 of the Unitary Development Plan for the City of Manchester”.

These Conditions are still outstanding. Of note, Condition 6 is typically seen attached to applications for music/entertainment venues.

Having visited the premises during the preparation of the noise report¹ for the latest Planning Application, and having undertaken a detailed noise measurement survey and assessment, it was noted that the building gives rise to no significant noise emissions: there is no significant, noise-generating externally-mounted plat equipment attached to the building and the building’s uses are for study, prayer, meetings and accommodation - there is no live “entertainment”, or other audible music noise emitted from the premises.

Additionally, the surrounding uses, including the adjoining building, are all commercial; there are no potentially noise-sensitive buildings/uses in the immediate vicinity.

In light of these considerations, it is requested that the Council consider Conditions 6 and 7 of the 2017 Planning Permission to have been complied with.