

23032-SW-L01

Emma Eskdale  
House of Esk  
6 New Union Street  
Manchester M4 6FQ

27/03/2023

Dear Emma,

### UNIT 2A COTTON FIELD WHARF, MANCHESTER M4 6BX

This letter is intended to support a planning application for the proposed Change of Use of the existing café at Unit 2A, Cotton Field Wharf, for use as a bar.

The local planning authority, Manchester City Council, has asked for confirmation that the previously approved acoustic mitigation scheme for the premises, application reference CDN/18/0726, remains valid, and that no additional measures are required in relation to the proposed change of use.

This in turn relates to the discharge of conditions 14 (acoustic), and 16 (noise commercial) of planning permission reference 108562/F0/2015/N1.

The anticipated operating hours of the proposed unit are during the daytime period only (i.e. to 23:00h).

#### 1.0 Condition 14 – Plant Noise Emissions

- 1.1. Condition 14 requires that plant noise emissions should be controlled *in accordance with the noise assessment addendum and noise assessment prepared by Arup (ref 235055-25)*
- 1.2. Condition 14 was discharged following submission of a letter from dBx Acoustics dated 12 September 2018 which presented a BS4142 assessment for the proposed building services plant demonstrating that plant noise emissions would be 19dB lower than the typical background noise level when assessed in accordance with BS4142:2014.
- 1.3. It is understood that no modifications to the external plant are proposed as a result of the change of use of Unit 2A. No further assessment is therefore required, and no additional mitigation measures are required to control plant noise emissions as a result of the proposed change of use of this unit.

#### 2.0 Condition 16 – Noise Commercial

- 2.1. Condition 16 requires that *the acoustic treatment and insulation of the commercial accommodation shall be carried out in accordance with the noise assessment addendum and noise assessment prepared by Arup (ref 235055-25)*.
- 2.2. The glazing installed has a manufacturer's sound insulation performance of  $34\text{dBR}_w + C_{tr}$  which was considered appropriate based on the tenant operational noise limits set by Arup in their report.
- 2.3. The operational noise limits within the unit are reproduced in Figure 1, below.

Figure 1: Tenant Operational Noise Limits (extract from Arup Acoustics report)

|                                                      | Octave band centre frequency (Hz) |     |     |     |    |    |    |
|------------------------------------------------------|-----------------------------------|-----|-----|-----|----|----|----|
|                                                      | 63                                | 125 | 250 | 500 | 1k | 2k | 4k |
| Commercial units, $dB_{L1}$                          | 77                                | 75  | 76  | 82  | 78 | 70 | 60 |
| Club room, flexible exercise area and gym, $dB_{L1}$ | 78                                | 78  | 75  | 76  | 80 | 74 | 71 |

Table 5: Limiting levels for commercial noise

- 2.4. This equates to a level of  $82dB_{LA1,T}$ . These limits appear to have been driven by an assessment of airborne sound insulation to structurally connected apartments rather than noise emissions from the unit and is therefore likely to be conservative, however, are likely to be representative of the proposed use.
- 2.5. It is understood that there will be no amplified music within the proposed Bar, and as such the noise generated will be the voices of patrons only. The nearest noise sensitive receptor can be considered to be apartments which are vertically adjacent to the Unit, which have external balconies.
- 2.6. This condition was discharged following submission of dBx Acoustics' letter dated 12 September 2018 confirming that the installed glazing is in accordance with the performance requirements set by Arup Acoustics. No changes to the façade of the unit are proposed as a result of the change of use application and therefore no further mitigation measures are required in this regard.
- 2.7. Noise to the structurally adjoined apartments on the first floor must also be considered. MCC's *Planning and Noise Technical Guidance (October 2022)* requires that for entertainment venues which are structurally connected to residential developments, 'Music noise levels in the 63Hz and 125Hz octave centre frequency bands ( $L_{eq}$ ) should be controlled so as not to exceed (in habitable rooms) 47dB and 41dB ( $L_{eq,5min}$ ) respectively.
- 2.8. The separating floor construction comprises 250mm concrete. There is no ceiling currently installed within the unit. This floor would be expected to achieve at least  $57dB_{R_w+C_{tr}}$ .
- 2.9. During pre-completion testing, the background sound level in unoccupied apartments was found to be in the range  $25-28dB_{LAeq,T}$ .
- 2.10. Calculations of potential noise transfer have been carried out on this basis which indicate that with operational noise as indicated in Figure 1, above, noise transfer in the 63Hz and 125Hz octave bands would be at least 10dB below the limits set by MCC.
- 2.11. There is an existing bar within Unit 2 (Cask) which has an identical glazing / façade construction to Unit 2A, as well as an identical separating floor construction to the apartments above with no ceiling installed. There are no reported noise issues associated with the operation of this unit. This is therefore a positive indication that the proposed change of use will not have an adverse noise impact on residents.
- 2.12. **It is therefore considered that no additional noise mitigation measures are required in relation to the proposed change of use of Unit 2A when considering commercial noise emissions either to the environment, or to structurally adjoined residential premises.**

### 3.0 Conclusion

- 3.1. This letter considers the proposed change of use of Unit 2A at Cotton Field Wharf, New Islington, from a café to a bar.
- 3.2. No change to building services plant, or to the façade of the unit or separating construction to the residential apartments above is proposed as a result of this change of use.
- 3.3. No amplified music is proposed within the Bar. The use is similar to another existing use within the development with no reported issues with regard to either noise emissions or structural noise transfer. An assessment of structural noise transfer indicates that the requirements of MCC with regard to low frequency noise should be readily achieved.
- 3.4. It is therefore concluded that no additional noise mitigation measures are required in relation to the proposed change of use, and that the previously approved acoustic mitigation scheme for the premises, application reference CDN/18/0726, remains valid.
- 3.5. We trust this information meets your needs at the current time, but please do contact us should you have any questions.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Susan Witterick'.

Susan Witterick

Director, dBx Acoustics Ltd