

ACOUSTIC TECHNICAL NOTE



To:	Fraser Poxon, PureGym
From:	Martin Raisborough
Date:	06 th December 2022
Project:	11225 – PureGym, Manchester First Street
Revision	0
Subject:	Discharge of Noise Related Planning Conditions

Dear Fraser,

Further to our recent site visit on Thursday 1st December to undertake acoustic completion testing at PureGym, Manchester First Street, we are pleased to report as follows with respect to the planning conditions that relate the acoustics and noise.

1.0 PLANNING CONDITION 6

Planning Condition 6 states :

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.

The approved noise insulation scheme shall be completed before the use commences. Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed

development, shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

In order to understand the level of noise breakout from the unit, the electroacoustic system within the studio area was used with a typical exercise music track, with the volume turned up to the highest level permitted by the audio system without distorting. The following reverberant sound levels were recorded within the unit:

Table 1– Measured Sound Levels in the Studio

Measured Reverberant Sound within Studio (dB re 20x10-6 Pa.) @ Octave Band Centre Frequency (Hz)								dBA
63	125	250	500	1k	2k	4k	8k	
77	82	80	81	76	70	61	59	81

Observations of noise breakout from the unit were made immediately outside of the Studio area of the Gym. Subjectively no noise was audible outside of the unit and so no objective measurements could be undertaken.

The closest noise sensitive property is considered to be the Inside Manchester hotel, approximately 50 metres to the north of the Gym. Based on the observations immediately outside the Gym (i.e. inaudibility), it is considered that the Local authority requirement in Planning Condition 6 is satisfied at the nearest noise sensitive receptor.

2.0 PLANNING CONDITION 7

Planning Condition 7 states :

Specification and noise level target compliance levels as set out within the PURE GYM, PROPOSED GYM UNIT, UNITS 1B & 1C, FIRST STREET, MANCHESTER M15 4FN, NOISE IMPACT ASSESSMENT R1754-REP02-SJW 01 04 20 (Sections 5 and 6 Target Noise levels and Mitigation Measures)

The approved noise targets and insulation scheme for the plant and equipment shall be met / completed before the use commences. Prior to occupation a post completion report to verify that all of the target noise attenuation levels have been met within the proposed development and have been adequately mitigated, shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

During our site visit, we gained access to the roof of the building to review the installed fixed plant items serving the Gym. From our observations it was noted that noise from the PureGym plant items was significantly lower than that of the adjacent landlord's plant and, as such, it was not possible to undertake measurements of noise from PureGym plant in isolation.

The closest noise sensitive property is considered to be the Ininside Manchester hotel, approximately 50 metres to the north of the Gym. Based on our observations immediately adjacent to the PureGym plant, and considering the distance to the nearest noise sensitive residential property identified above, it is considered that the noise emission limits in Table 5.1 of the Red Acoustics report R1754-REP02-SJW 01 04 20 (Section 5) are being complied with.

We trust this is of assistance. Please call should you have any questions or wish to discuss in more detail.

Regards
For RBA Acoustics

Martin Raisborough