



Ref: P4229/L03/WJK(email attachment)

4 August 2022

To:	Matt Mason	of:	Pozzoni
Cc:	As per email body	of:	

Cheetham Hill Retail Park – Discharge of Condition 18 - Verification Report

1.0 Introduction

- 1.1 Acoustic and Engineering Consultants Limited (AEC) has been instructed to provide a verification report to discharge planning Condition 18 of the Manchester City Council (MCC) planning consent relating to a mezzanine level within retail unit A1 to be used as a gym and health and fitness gym at the development at Cheetham Hill Retail Park. Planning Condition 18 states the following:

18) Notwithstanding the Noise Assessment prepared by Miller Goodall (ref. 102194) stamped as received by the City Council, as Local Planning Authority on the 7 February 2020 and Noise Assessment addendum prepared by Miller Goodall (ref. 102194-2 Addendum) stamped as received by the City Council, as Local Planning Authority on the 4 May 2020,

(a) prior to the first use of the unit A3 (gym) as indicated on drawing CPS16-068 006 H stamped as received by the City Council, as Local Planning Authority, on the 19 May 2020, a scheme of acoustic insulation shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Where entertainment noise is proposed the Laeq shall be controlled to 10 dB below the La90 (without entertainment noise) in each octave band at the façade of the nearest noise sensitive location.

The approved scheme shall then be implemented and retained and maintained for as long as the development remains in use.

(b) Within two months of the first use of unit A3 (gym), a verification report shall be submitted for approval in writing by the City Council, as Local Planning Authority, in order to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

- 1.2 In addition to the Miller Goodall noise assessment, an additional report was prepared by AEC (ref: P4229/R01/WJK) which provided predicted noise levels from amplified music at the nearest noise sensitive properties on Queens Road, based on the proposed construction of the building envelope. The predictions were based on the building envelope only and did not take into account the effect of any mitigation measures such as suspended ceilings in the studio spaces.
- 1.3 The report recommended that without mitigation measures, in order to meet the Local Authority criteria, low frequency music noise levels should not exceed those in the octave bands shown in the following Table 1.1.

Table 1.1 –Amplified music noise level limits in studios, dBL_{eq}

Octave Band Centre Frequency, Hz		
63	125	250
68	71	77

2.0 Site Visit and Verification Measurements

- 2.1 AEC attended site on Wednesday 3 August 2021 from 1830-1945h to measure noise levels inside the gym studios during exercise classes with amplified music. Noise measurements were carried out in the Class Studio and Cycle Studios. Classes in the studios finish no later than 2000h each night.
- 2.2 During the classes in each studio, noise levels were assessed at the noise sensitive properties on Queens Road. The gym is located above and adjacent to Lidl and Evans Cycles, so the noise levels in these stores were also considered and visited as part of the verification assessment.
- 2.3 The measured noise levels inside the gym during classes in each studio are summarised in the following Table 2.1, along with the noise assessment at noise sensitive locations at the corresponding times.

Table 2.1 – Gym Noise Assessment

Inside Gym										Noise Sensitive Locations	
Time	Location	Octave Band Centre Frequency, Hz								Location	Comments
		63	125	250	500	1k	2k	4k	dBA		
18:40:00	Class Studio	92	77	82	83	86	79	70	88	Queens Road	No measurement taken as noise from gym audible
18:41:00		89	74	76	77	78	72	64	81		
18:42:00		80	73	75	76	76	70	59	79		
18:43:00		91	74	78	82	83	76	66	85		
18:44:00		92	77	81	81	84	76	67	86		
18:45:00		89	76	81	84	84	77	68	87		
18:47:00	Class Studio	91	77	79	82	84	77	67	86	Lidl Store	No noise from gym audible. Noise from chillers and freezers dominant
18:48:00		85	78	81	83	85	78	68	87		
18:49:00		86	80	80	81	85	78	70	87		
18:50:00		86	79	81	84	85	78	68	87		
18:51:00		87	78	81	82	82	76	68	85		
18:52:00		87	81	82	85	84	76	67	87		
19:10:00	Cycle Studio	89	83	81	89	88	80	70	91	Queens Road	No measurement taken as noise from gym audible
19:11:00		84	79	81	87	86	79	69	89		
19:12:00		84	83	78	86	88	80	70	90		
19:13:00		86	84	77	84	85	78	68	87		
19:14:00		84	83	79	86	87	77	69	89		
19:15:00		83	82	79	87	87	79	70	89		
19:20:00	Cycle Studio	90	81	80	88	87	77	69	89	Lidl Store	No noise from gym audible. Noise from chillers and
19:21:00		88	80	78	86	85	77	69	88		
19:22:00		86	82	79	86	86	79	67	89		
19:23:00		92	83	82	93	92	83	71	95		

Inside Gym										Noise Sensitive Locations	
Time	Location	Octave Band Centre Frequency, Hz								Location	Comments
		63	125	250	500	1k	2k	4k	dBA		
19:24:00		91	84	82	92	93	83	71	95		freezers dominant
19:25:00		89	80	78	82	83	75	65	85		

2.4 In addition to the above, following discussion during the assessment, it was confirmed by store managers in Lidl and Evans Cycles that no noise from the gym had ever been audible within the stores.

2.5 The measured low frequency noise levels inside the studios were higher than the limits shown in Table 1.1 above, as a result of the internal finishes to the studios, including suspended ceilings. However, as discussed, amplified noise sources were not audible at any noise sensitive location.

Based on the above, given that noise from the gym was inaudible at all noise sensitive locations, the noise assessment confirms that noise from amplified sources is at least 10dB below the LA90 (without entertainment noise) in each octave band at all noise sensitive locations, and therefore the requirements of condition 18 have been achieved.

I trust the above is clear and of assistance. Please do not hesitate to contact me if you have any further queries.

Yours sincerely



Warren King

Checked by: DMT