

TECHNICAL NOTE: 0572021-001

TO: Environmental Health Department, Manchester City Council

FROM: Adam Barr – Director, JPM Acoustics Ltd

SUBJECT: Unit G15, Spinningfields – Noise Assessment Note

DATE: 14th May 2021

Introduction

This note includes a noise assessment to support an application for a proposed extension to an existing covered seating area at Unit G15, Spinningfields. An application for the covered seating area has been submitted and Manchester City Council (MCC) have requested a noise impact assessment be provided before for the application is validated. Specifically, MCC requested the following:

“An acoustic assessment under the requirements of paragraph 123 of the National Planning Policy Framework, which provides details of the existing noise levels in the area including levels during daytime, night time and weekends along with an indication of noise levels that you propose to achieve within the installation and details of the acoustic glazing and acoustically treated ventilation you propose to use and what measures will need to be implemented on site to meet internal noise requirements. The study should identify the acoustic treatment and measures that will limit the breakout of noise in accordance with a noise study of the premises. The scheme proposed shall include measures such as acoustic lobbies at access and egress points of the premises, acoustic treatment of the structure, sound limiters linked to sound amplification equipment, and specified maximum internal noise levels. - Please contact a representative from Environmental Health via the City Council website www.manchester.gov.uk to ascertain whether or not this will be required, taking into account the proposed location, activity and the hours of operation.”

Existing Noise Levels

The response from MCC requires “details of the existing noise levels in the area including levels during daytime, night time and weekends”.

A baseline noise survey was undertaken by Sandy Brown in 2017 as part of a Noise Impact Assessment to support a planning application for an extension to the Oast House bar, which is opposite the development site (planning application reference: 115836/FO/2017). The baseline noise survey included a measurement location immediately adjacent to the proposed development site. The noise levels measured were 62 to 63 dB $L_{Aeq,15min}$ during the daytime and evening, respectively, on the 27th and 28th March 2017. The noise environment at the measurement location was dominated by “background amplified music from The Oast House, distant road traffic and patrons in outdoor seats”

There are no residential dwellings in the vicinity of the development site. There are offices located on the upper floors of surrounding buildings, however, given the amount of similar ground floor uses within this part of Spinningfields, it is considered that further monitoring for the proposed extension to the seating area is not necessary.

Measures to Meet Internal Noise Requirements

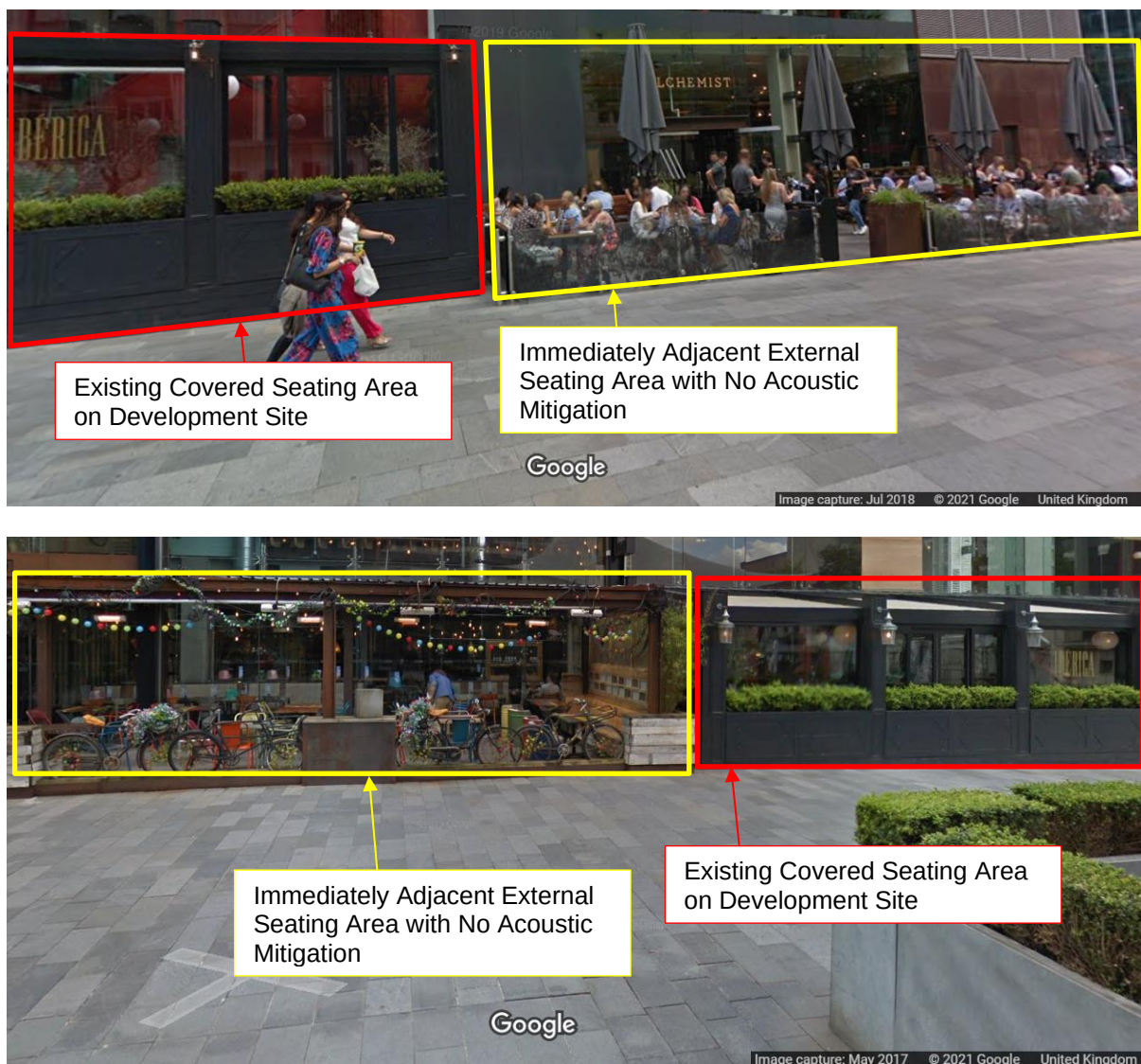
The response from MCC requires “an indication of noise levels that you propose to achieve within the installation and details of the acoustic glazing and acoustically treated ventilation you propose to use and what measures will need to be implemented on site to meet internal noise requirements.”

The internal noise environment within restaurants is usually a commercial consideration for the operator and would not normally be a material consideration of the Local Planning Authority at planning stage.

Given that the site is currently consented for use as a restaurant with a covered external seating area, and has been used for this purpose, it is evident that the noise environment on the site is suitable for the existing and proposed use.

This is further evidenced by the number of other existing restaurants and bars with similar external seating areas immediately adjacent to the site, which have not required acoustic mitigation to achieve an acceptable noise environment. Figure 1 shows the development site in the context of the surrounding seating areas.

Figure 1 – Site in Context of Surroundings



Given that the proposed building envelope around the covered seating area includes large openings, acoustic glazing and acoustically treated ventilation would not be beneficial for the proposed development.

Noise Breakout

The response from MCC requires that *“the study should identify the acoustic treatment and measures that will limit the breakout of noise in accordance with a noise study of the premises.”*

To provide context to the consideration of noise breakout from the proposed extension to the external seating area, the site is surrounded by external seating areas associated with neighbouring bars and restaurants. It is therefore expected that noise breakout from the proposed external seating area will be in keeping with the existing noise environment in the vicinity.

It was noted during the Sandy Brown survey that noise from the Oast House and noise from outdoor patrons was dominant at the development site in 2017. This will still be the case with the proposed extended seating area in operation.

Predicted noise levels from the Oast House in the Sandy Brown report indicated that, during events with external amplified music, noise levels from the Oast House at the proposed covered seating area could be above 85 dB(A) during the daytime and 80 dB(A) at night.

Noise breakout from the proposed extension to the existing covered seating area would be expected to be far lower than that from the adjacent Oast House development, and therefore the impact of noise associated with the proposed extension is predicted to be negligible in the context of the prevailing noise climate (i.e. in proximity to consented amplified music and a busy external seating area at the Oast House).

Given the above, additional acoustic mitigation measures are not considered necessary to reduce noise breakout from the proposed seating area.

Scheme of Mitigation

The MCC response requires *“the scheme proposed shall include measures such as acoustic lobbies at access and egress points of the premises, acoustic treatment of the structure, sound limiters linked to sound amplification equipment, and specified maximum internal noise levels.”*

Given the consented noise levels from the Oast House are 85 dB(A) and 80 dB(A) at the proposed development site during the daytime and night-time, and noise breakout from the proposed extension is expected to be far lower, it is considered that noise from the proposed extended seating area will be acceptable without the need for additional acoustic mitigation measures. Noise from the extension will also be in keeping with the noise environment of the surrounding area given that it is surrounded by existing external seating associated with other bars and restaurants.

Further to the above, as the covered seating area includes large open windows, acoustic lobbies will be ineffective.

I trust the noise assessment in this note allows the application to be validated.

Regards,

Adam Barr
MIOA
Director – JPM Acoustics Ltd