

PLYMOUTH GROVE, MANCHESTER

TO: Toby Steel (HG Construction)

FROM: Chris Holmes (MZA Acoustics)

DATE: 29th January 2026

SUBJECT: Planning Condition 19 - Discharge

The following note has been produced for submission to Manchester City Council with respect to the student residential development at Plymouth Grove, Manchester.

Planning Approval (138294/FO/2023)

The development received planning approval (application 138294/FO/2023) with conditions, of which Condition 19 relates to entertainment noise emitted from the building and is repeated below.

Prior to any above ground works, a scheme of acoustic insulation for the non residential areas (gym, residential spaces) within the development shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB 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 (Leq,5min), respectively

(b) Prior to the first use of those spaces within the development, a verification report will be required 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. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason - In order to limit the outbreak of noise from the commercial premises pursuant to policies SP1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

Based on the wording of the above condition, and MZA Acoustics' experience of working with Manchester City Council, we assume that this condition is imposed to prevent disturbance of nearby residential receptors from noise of an "entertainment" or "commercial" nature which may be generated by the development – e.g from music etc.

It is this impact which will be addressed in this note.

The Scheme

The development is for an eight-storey building (7 floors plus ground) of student residential accommodation with associated amenities at ground floor level. A ground floor site plan is appended to this memo.

It is noted that the ground floor amenity areas include the following spaces which might be louder than typical residential use:

- Social Lounge
- Gym
- Cinema room

However, with reference to Condition 19, none of the above spaces would be considered to generate "entertainment noise" – which is considered to generally apply to music venues etc. where high levels of amplified music are possible.

The gym is small in size and will include only background level music.

While the Social Lounge and Cinema Room may include moderate audio systems, these are considered to be typical domestic/consumer systems. Additionally, the Cinema Room is not designed or intended to be a commercial cinema. Accordingly, the proposed uses and any audio systems are not considered to be of the capability to cause levels of internal noise (especially at low frequencies) which would risk noise impact to off-site residential receptors.

Furthermore, it should be noted that the large area of window in the Social Lounge has a high-performance acoustic laminate glazing proposed, and the facades of both rooms are sealed (no openable windows), which will further mitigate noise impact.

Impact to Dwellings within The Development

Given that the development would be operated by a single student residential operator, any noise impact arising from use of the non-residential spaces to the student spaces would be dealt with by the implementation of appropriate management protocol by the Operator themselves.

On this basis, MZA Acoustics does not believe the above condition to relate to the impact on the future occupants of the development itself.

Nonetheless, it is noted that the scheme has been designed to achieve uplifts over the standard building regulations sound insulation performance between amenity areas and student rooms above, in order to protect against disturbance to future occupants.

Floors which separate “noisy” amenity spaces identified in the above section from the student residential rooms are built as follows:

Room	Separating Ceiling/Floor Build-Up	Comment
Social Lounge	<ul style="list-style-type: none">• 225 mm concrete slab (min 2,500 kg/m³)• Standard plasterboard ceiling with open cell ceiling to centre of room	Expected to achieve > 50 dB D _{nT,w} + C _{tr} (5 dB above building regulations)
Gym, Cinema	<ul style="list-style-type: none">• 225 mm concrete slab (min 2,500 kg/m³)• 12.5 mm acoustic plasterboard ceiling	Expected to achieve > 53 dB D _{nT,w} + C _{tr} (8 dB above building regulations)

Conclusion

As discussed above, the development is not considered to contain elements of “entertainment noise”.

Those spaces which may have music or other amplified sound are designed as social spaces, and will not include sound systems which are powerful enough to give rise to significant levels of noise (particularly at low frequencies).

Furthermore, the building envelope construction to these areas will ensure that any sound generated is suitably mitigated.

On this basis, we suggest that part b) of the Condition is not likely to be necessary and the Condition may be discharged fully.

Please do not hesitate to contact us with any questions.

Chris Holmes

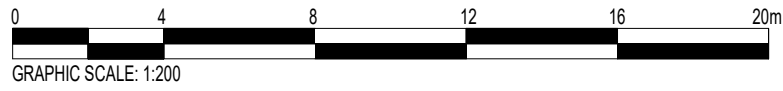
Associate – Acoustics





Level	GEA	Level	GIA
00. Level 0	1022.5 m²	00. Level 0	941.7 m²
01. Level 1	1134.6 m²	01. Level 1	1028.8 m²
02. Level 2	1134.6 m²	02. Level 2	1028.8 m²
03. Level 3	1134.6 m²	03. Level 3	1028.8 m²
04. Level 4	1134.6 m²	04. Level 4	1028.8 m²
05. Level 5	1134.6 m²	05. Level 5	1028.8 m²
06. Level 6	848.3 m²	06. Level 6	766.6 m²
07. Level 7	848.3 m²	07. Level 7	766.6 m²
Total	8391.9 m²	Totals	7618.9 m²

Site Plan
1 : 200



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Key:

- Red line indicates site planning boundary.
- Site topography based on survey drawing 47361MCLS-01

P01	Drawings Issued to R5 - Principle Designer for review and comment.	28.11.25	BH	ST
A	Issued for Information	22.03.24	RJH	NOD
REV	DESCRIPTION	DATE	REV BY	CHKD BY

CLIENT	Plymouth Grove Property Developments Ltd
PROJECT	The Residence at Plymouth Grove, Ardwick
DRAWING STAGE	STAGE 4

DRAWING							
Proposed Site Plan							
SCALE						FIRST ISSUED	
1 : 200 @ A1						22.03.24	
CLIENT REF		DAY PROJECT		DRAWN BY		CHECKED BY	
P662		P662		RJH		NOD	
ORIGIN	VOLUME	LEVEL	TYPE	ROLE	NUMBER	REVISION	
DAY	XX	00	DR	A	2000001	P01	
DRAWING STATUS							
GATEWAY 2 SUBMISSION FOR REVIEW							
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