Philip Dunbavin Acoustics Ltd
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J004287-9122-DH-01

3rd October 2025

Biz Assets Ltd
2nd Floor Fairbank House
27 Ashley Road
Altrincham
Cheshire
United Kingdom
WA14 2DP

Unit B + D – Noise Break-out Commissioning – 77-79 Mosley Street, Manchester

Dear James,

It is understood that the decision notice within application number '139183/FO/2024' contains the following condition (15(b)) in regards to noise break-out from the development:

> *'15 b) Prior to occupation of each unit 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.'*

Furthermore we would highlight the following criteria from Condition 14 in relation to proposed entertainment noise:

> *'14) 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.'*

The following report assesses the noise break-out of Units B and D based upon on-site measurements and compares with the existing background noise levels from the previous on-site surveys carried out. It has been assumed that these units under Class E use utilise background music as part of their operation. It is our understanding that the closest noise sensitive receiver is 'The Alan Hotel' located to the south east of site. There are no structurally adjoined residential properties to the development.

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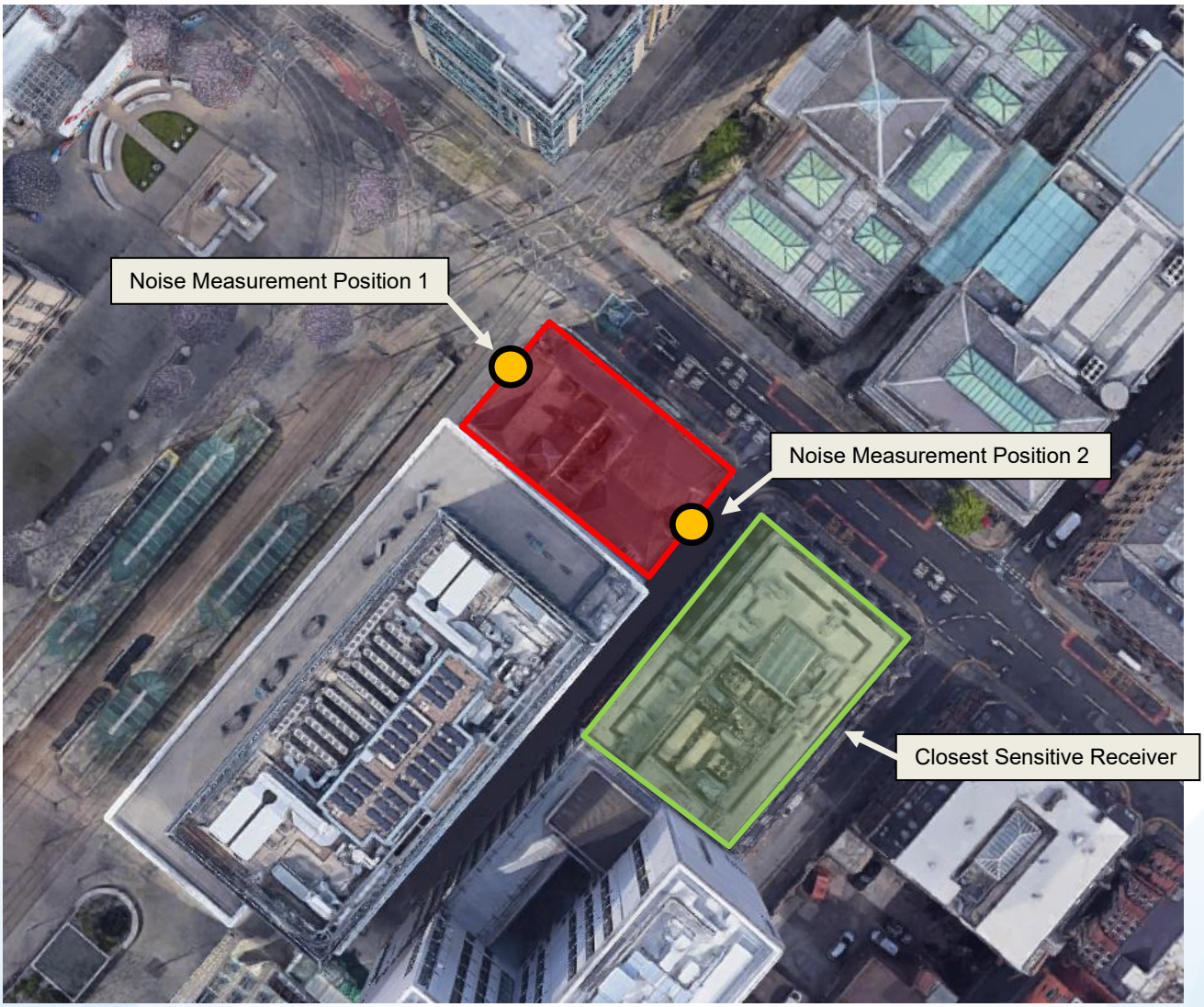
ACOUSTIC CONSULTANTS

Site Survey and Limits

A noise survey has been previously carried out by PDA to establish the existing background noise level prior to the development at site. The details of the survey are provided within report ref: 'J004287-6015-DH-08 NIA – 77-79 Mosley Street, Manchester' dated 7th August 2024.

Figure 1. '*Figure 2. Noise Surveys Monitoring Positions*' – 'J004287-6015-DH-08 NIA – 77-79 Mosley Street, Manchester'



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The following Table summarises the typical background sound level spectrum as taken as Measuremtn Position 2, which will be the basis of the assessment in accordance with Condition 15 and 14. Please note we have assumed that operation of Units B and D, understood to be Class E use, may be into the night-time hours. Therefore on a conservative basis our assessment has been conducted based on the existing background noise levels during the night-time as these were lower relative to noise levels recorded during the day time.

Table 1. – Typical Background Sound Levels – Night-time – Position 2

Typical Background Sound Level dB(A) Octave band centre frequency (Hz)								Typical Background Sound Level dB(A)
63	125	250	500	1k	2k	4k	8k	
31	36	41	45	46	43	35	23	50

Unit B and D – On-site measurements

It is understood that Units B and D of the development are to be Class E use and likely to be a café/restaurant. As the Units are not yet operational a simulation of typical noise levels was set up on site using loudspeakers emitting a pink noise source to establish a broadband noise spectrum so that all frequency bands could be assessed.

Internal noise measurements were taken to verify the noise generation and external measurements were taken at the façade of each unit. The façade measurements were taken at approximately 100mm from the surface element and swept around the entire area. These measurements focussed on the glazing areas which are deemed to be the 'weaker' of the building fabric where the solid walls would have much higher sound insulation performance. The glazing elements are understood to be single pane 4 – 6mm glass.

A summary of the measurements taken are provided in the table below:

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Table 2. – Unit B and D – On-site measurements

Unit/Facade	Sound Pressure Level dB(Z) Octave band centre frequency (Hz)								Sound Pressure Level dB(A)
	63	125	250	500	1k	2k	4k	8k	
Unit B - Internal	87	94	91	90	86	77	79	77	**91**
Unit B – St Peters Square Façade - External	77	73	69	66	62	64	54	44	**69**
Unit B – Princess St Façade - External	74	79	69	64	59	55	50	40	**67**
Unit D – Internal	91	93	90	89	83	74	76	73	**90**
Unit D – Princess St Façade - External	76	76	70	67	63	60	56	49	**69**

Predicted Plant Noise Levels at Reciever

As the purpose of the assessment is to demonstrate that the noise break-out is below background it is not possible to measure the noise levels resulting from the development at the reciever. In order to calculate the resultant noise levels at the closest reciever we have utilised SoundPLAN to generate a 3-dimensional computer noise model. All calculations have followed the methodology contained within ISO 9613-2:2024. The topographical data for the site and surrounding area is taken from Google Maps terrain height data.

Please note that as the proposed Class E use of a café/resteraunt is typically no more than 80 dB(A) based upon previous measurements thus, we have corrected the noise levels measured at the external facades (provided in Table 2) with a 10 dB reduction as the internal measurement was 90 - 91 dB(A). The corrected levels have been inputted as area souces within the model to represent the area of the façades.

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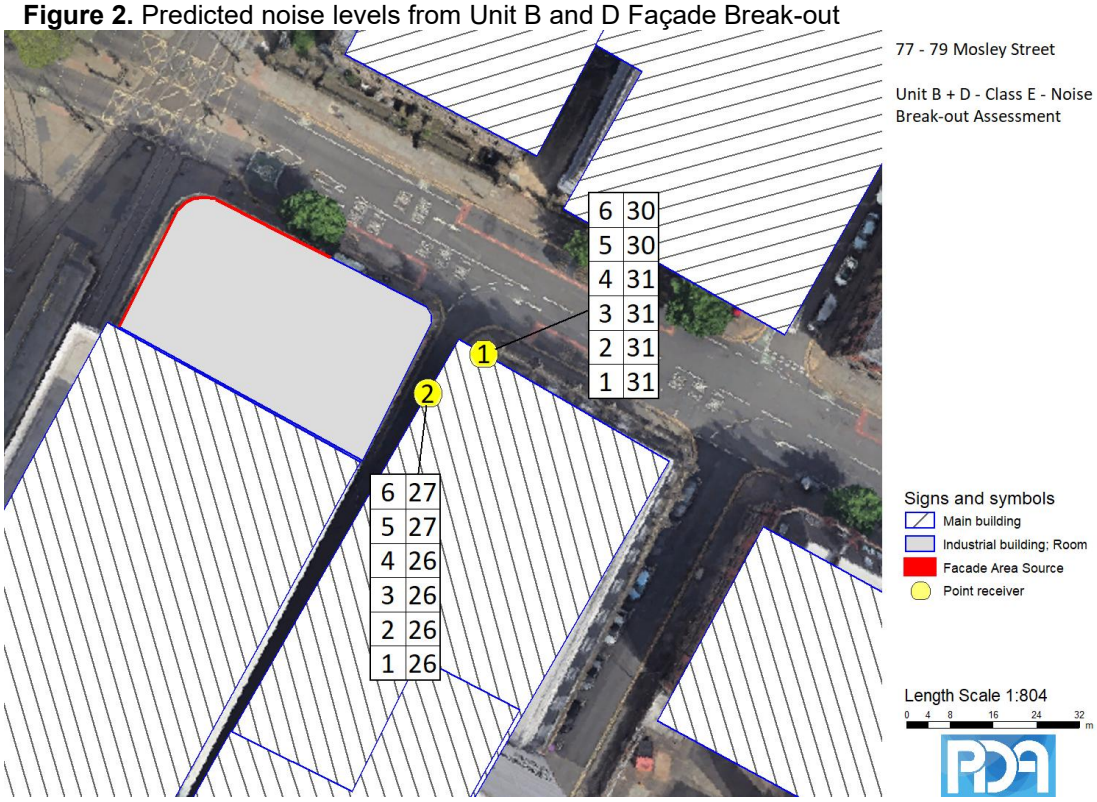
Figure 2. Predicted noise levels from Unit B and D Façade Break-out



Assessment

We would highlight that the highest and therefore 'worst-case' predicted noise level is 31 dB(A) as shown at Receiver 1. In regards to the MCC criteria this broadband level is 19 dB below background and is therefore deemed acceptable. As Units B + D may provide background music under Class E use we have provided the following comparison of the predicted noise level to the night-time background sound levels in octave bands in accordance with Condition 14:

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Table 3. – Comparison of predicted noise levels with the typical night-time background sound level

Typical Background Sound Level dB(A) Octave band centre frequency (Hz)								Typical Background Sound Level dB(A)
63	**125**	**250**	**500**	**1k**	**2k**	**4k**	**8k**	
31	36	41	45	46	43	35	23	50
Predicted Noise Levels Resulting From Unit B and D Noise Break-out dB(A) Octave band centre frequency (Hz)								
10	27	24	24	21	18	10	0	31
Level Difference to Between Predicted and Background								
-21	**-9**	**-17**	**-21**	**-25**	**-25**	**-25**	**-23**	

It can be seen from the table above that the predicted noise levels are at least 5dB below the typical background sound level (L_{A90}) in each octave band at the closest receiver and therefore comply with the criteria of Condition 15 and 14. We would note that this demonstrates noise from Units B and D has been reduced and general disturbance is not likely notwithstanding the fact that the development is within a listed building and therefore mitigation works are limited.

In regards to Units A and C, the external façade was largely unfinished with clear openings therefore pre-completion testing will be carried out once the works have progressed and mitigation measures have been introduced.

Yours Sincerely,

[redacted]

David Hible BA(Hons) MIOA
Acoustic Consultant