

Ribeye Steakhouse First Street Manchester

Condition Discharge Report

32638/PCA

24 March 2026

For:
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Document Control

Issue	Date	Comment	Prepared by	Authorised by
1	24/03/2026	Amendments to noise climate and to the wording of the conclusion		
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0	19/03/2026	-		
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Condition Discharge Report 32638/PCA

Contents	Page
1.0 Introduction	1
2.0 Objectives	1
3.0 Acoustic Terminology	1
4.0 Site Description	2
5.0 Local authority Criteria	4
6.0 Established Plant Noise Emission Limits	4
7.0 Plant Noise Survey	4
8.0 Plant Noise Impact Assessment	6
9.0 Conclusion	7

Attachments

Appendix A – Acoustic Terminology



1.0 Introduction

Hann Tucker Associates has been appointed undertake a post completion plant noise impact assessment now that the mitigation measures in the form of attenuators have been installed at Ribeye Steakhouse.

2.0 Objectives

To visit site to carry out noise measurements of the operational plant installation and surrounding background noise levels.

Calculate the cumulative noise levels of the operational plant items at the nearest affected premises.

Based on the calculated noise levels of the operational plant, determine whether the installation is in-line with the criteria set by Manchester City Council and therefore satisfying the planning conditions (REF 108963/FO/2015/C1).

3.0 Acoustic Terminology

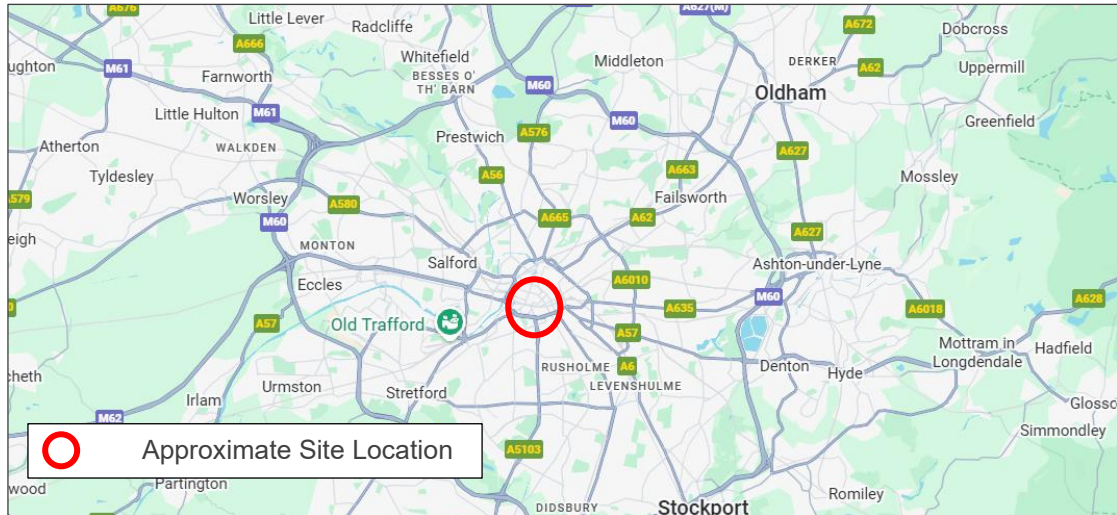
Please refer to Appendix A for an explanation of acoustic terminology used herein.



4.0 Site Description

4.1 Location

The site is in Manchester. The location is shown in the Location Map below.



Site Location (© maps.google.co.uk)

4.2 Description

The site is surrounded by a mix of modern commercial developments and residential developments. To the immediate east, the area features office buildings with landscaped grounds. To the west and northwest are apartment blocks, car parks, and smaller commercial properties. It should be noted that the buildings highlighted in blue on the plan below are demolished buildings soon to be rebuilt as new office spaces. Manchester City Council has requested that the plant noise assessment is carried out considering these offices as receptors. Therefore, the consented offices are the most effected noise sensitive receptor.

The site is shown in the Site Plan below.



Site Plan (insert copyright info - Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026)

The worst affected nearby noise sensitive receptors are the residential building 77m to the west located on city road east and the consented office development 28m to the west located on Medlock Street.

4.3 Project Installation

The plant consisted of an extract and supply fan unit located inside the building, ducted externally to the west façade, each of the units is fitted with an attenuator to mitigate the noise impact. A detailed description of the units are shown in the table below.

Plant Type	Manufacturer/Model	Attenuator
Supply fan	Systemair MUB 042 500D4 Multibox	200-500 dia CDA.2D
Extract fan	MPC 560 D4 T40	200-500 dia CDA.2D



5.0 Local authority Criteria

Manchester City Council's (MCC) Planning and Noise Technical Guidance document (October 2022) states the following:

"The development should be designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location".

"Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location".

6.0 Established Plant Noise Emission Limits

A previous noise impact assessment was undertaken by Hann Tucker in 2025. Based on this, the cumulative plant noise egress criteria is 54 dB $L_{A_{Tr}}$ during the hours the plant will operate.

7.0 Plant Noise Survey

7.1 Procedure

Noise measurements were undertaken by Christopher Fisk BSc(Hons), AMIOA, MIET approximately between 13:30 to 14:30 on Tuesday 17th March 2026.

All measurements were collated in general accordance with BS 7445-1:2003 *Description and Measurement of Environmental Noise*.

Weather conditions were considered suitable for obtaining representative readings of plant noise, with moderate windspeeds.

7.2 Measurement Locations

Noise measurements were taken at the Intake/Extract on the west side of the building, approximately 1m from the façade (MP1). Additional measurements were also taken approximately 2.5m from the nearest residential receiver on City road east, approximately 70m from the extract/intake grilles (MP2). All measurements were approximately 3m from the ground.



7.3 Instrumentation

During the testing, the following equipment was used.

Equipment	Model	Type	Serial Number	Calibration
Type 1 Data Logging Sound Level Meter	Larson Davis	LxT	5104	Calibrated on 28/02/2025
Type 1 ½" Condenser Microphone	Larson Davis	PRML x TL1	317684	
Pre Amp	Larson Davis	377B02	69922	
Type 1 Calibrator	Larson Davis	Cal200	3083	Calibration on 04/03/2026

7.4 Survey Results

The following table summarises noise levels recorded at each of the measurement positions along with notes detailing the purpose of each measurement.

Pos	Sound Pressure Level (dB)			Notes
	L _{Aeq,T}	L _{A90,T}	L _{Amax,T}	
1	71	69	73	Mechanical plant on
1	64	62	68	Residual sound level
2	61	59	68	Mechanical plant on
2	62	60	68	Residual sound level

7.5 Discussion of Noise Climate

During the survey there was on-going construction works nearby and consistent traffic along adjacent roads. This did not adversely affect the measurements at MP1 near the grille. However, it meant that the measurements at the nearest residential receptor were compromised and could not be used. A distance calculation has therefore been used to calculate the plant specific noise level at the nearest noise sensitive receiver

Wind conditions were higher than desired on the day of testing. However, this did not adversely affect the measurements taken whilst on site.

The units whilst audible at 1m from the exhaust/intake grilles, were not audible near the nearest residential receiver.



8.0 Plant Noise Impact Assessment

8.1 Assessment

The plant specific noise level at the worst affected noise sensitive receptor, which is the permitted development on Medlock Street, has been calculated. The calculations account for attenuating factors such as distance attenuation and barrier attenuation where present.

The calculations are detailed below:

Description	Sound Pressure Level (dBA)
Measured Ambient Noise Level, L_{Aeq} at 1m	71
Residual Sound Level, L_{Aeq}	64
Specific Sound Level, L_{Aeq}	69
Distance Correction (1m to	-29
Barrier Correction	0
Façade Reflection	0
BS4142:2014 Corrections	0
Calculated Noise Level at Receptor, L_{ATr}	41
Plant Noise Emission Limit, L_{ATr}	54
Difference	-13

For completeness, and for comparison, the noise level for the original intake and extract fans have been included below. This shows that there has been a significant improvement (22dB) with the new fans and attenuation compared to the original system:

Description	Sound Pressure Level (dB re 2×10^{-5} Pa) at Octave Band Centre Frequency (Hz)								dBA
	63	125	250	500	1000	2000	4000	8000	
Original Kitchen Extract Specific Noise Level @2m	84	84	91	89	84	84	80	75	91

Our assessment indicates that plant noise levels are 13 dB below the plant noise limit during the operational period, which is in line with Manchester City Council's plant noise emission criteria at the worst affected noise sensitive receptor, which is the permitted development on Medlock Street.

On this basis, our assessment indicates that the plant items are in line with Manchester City Council's plant noise emission requirements and no further mitigation measures should be required.



9.0 Conclusion

Plant noise measurements were undertaken of the completed building services plant installation.

A subsequent assessment has been carried out to determine the plant noise emissions at the nearest noise sensitive receptor which is the permitted development on Medlock street.

The assessment indicates that the installed plant is significantly quieter than the agreed plant noise criteria at the worst affected noise sensitive receptor.

The installed plant therefore more than meets with the criteria as set out by Manchester City Council and therefore should satisfy the planning conditions.

Appendix A

The acoustic terms used in this report are defined as follows:

dB Decibel - Used as a measurement of sound level. Decibels are not an absolute unit of measurement but an expression of ratio between two quantities expressed in logarithmic form. The relationships between Decibel levels do not work in the same way that non-logarithmic (linear) numbers work (e.g. 30dB + 30dB = 33dB, not 60dB).

dBA The human ear is more susceptible to mid-frequency noise than the high and low frequencies. The A-weighting scale approximates this response and allows sound levels to be expressed as an overall single figure value in dBA. The _A subscript is applied to an acoustical parameter to indicate the stated noise level is A-weighted

It should be noted that levels in dBA do not have a linear relationship to each other; for similar noises, a change in noise level of 10dBA represents a doubling or halving of subjective loudness. A change of 3dBA is just perceptible.

L₁₀ L₁₀ is the noise level exceeded for 10% of the period (i.e., the quietest 90% of the measurement).

L₉₀ L₉₀ is the noise level exceeded for 90% of the period (i.e., the quietest 10% of the measurement) and is often used to describe the background noise level.

L_{Aeq} L_{Aeq} is the equivalent continuous A-weighted sound pressure level. It is an average of the total sound energy measured over a specified time period.

L_{max} L_{max} is the maximum sound pressure level recorded over the period stated. L_{max} is sometimes used in assessing environmental noise where occasional loud noises occur, which may have little effect on the L_{eq} noise level.

Sound Pressure Level (L_p) is the sound pressure relative to a standard reference pressure of 2×10^{-5} Pa. This level varies for a given source according to a number of factors (including but not limited to: distance from the source; positioning; screening and meteorological effects).