



6th March 2026

FAO Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Sirs,

DC4542-NR5 – Review of Compliance of Building Design with Requirements of Condition 15(b) of Planning Permission 140206/FO/2024 – Dakota Hotel, Bailey Lane, Manchester.

Evans Dakota Hotels Ltd have requested that Dragonfly Consulting review the compliance of the noise breakout from the ground floor bar and restaurant areas of the above development with regard to the requirements of Condition 15 (b) of the extant planning permission for the development.

1.1 Planning Requirements

Condition 15 states as follows:

“15) a) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed 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 occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.”

The previously submitted noise impact assessment (Ref: DC4542-NR1v3) sets out the design noise levels due to music in the ground floor bar and restaurant areas as follows:

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Table 1
Internal Bar and Restaurant: Reverberant Sound Pressure Level

Internal Reverberant Sound Pressure Level, dB(Z)								Sum dB(A)
63	125	250	500	1000	2000	4000	8000	
83.2	81.1	74.1	76.1	76.4	71.4	64.2	53.3	79.6

The assessment then sets out the expected noise emissions from the proposed ground floor bar and restaurant areas of the site as follows, as worst-case measured noise levels $L_{Aeq,15min}$ at the façade of the nearest Noise Sensitive Receivers (NSR) properties.

Table 2
Noise from Bar and Restaurant Use

Receptor	Sound Pressure Level, dB(Z)						
	63	125	250	500	1000	2000	4000
NSR1	32	24	13	14	14	9	0
NSR2	34	26	14	15	15	9	0

1.2 Environmental Noise Survey

Measurements were completed at the site to measure the noise breakout from the completed structure. Due to the high external traffic noise levels at the site an alternative sound source, capable of generating high source noise levels was utilised, rather than the installed sound system.

Due to these high ambient noise levels, measurement of compliance at the nearest NSRs was not possible as the sound source was not audible when operating at that location.

Measurements were therefore completed at 2m in front of the building façade with the sound source operating and generating Pink Noise to establish the break-out and without the source operating to establish the ambient noise level.

1.2.1 Survey Methodology

The equipment used during the survey is detailed in Appendix B. The sound level meter was calibrated before and after the measurements and no significant calibration drifts were found to have occurred (>0.2dB). All of the noise monitoring equipment had been calibrated to a traceable standard within the twenty-four months preceding the survey. Calibration certificates are available on request.

Three (2no.) measurement locations were surveyed in order to determine noise levels at 2m from the façade. The measurement locations are shown in Appendix C.

1.2.2 Survey Results

The Measured internal noise levels within the bar and restaurant, measured as a moving average noise level, was as follows:

Table 3
Internal Bar and Restaurant: Measured Reverberant Sound Pressure Level

Internal Reverberant Sound Pressure Level, dB(Z)							Sum
63	125	250	500	1000	2000	4000	dB(A)
90.7	90.9	92.1	93.7	94.8	94.9	94.2	97.8

The measured external noise levels with the source operating were as follows:

Table 4
Measured External Sound Pressure Level with Sound Source

Measurement Location	External Sound Pressure Level, dB(Z)							Sum
	63	125	250	500	1000	2000	4000	dB(A)
1	67.2	66.3	54.9	53.4	52.9	46.1	37.1	57.0
2	70.5	66.3	57.7	55.4	55.0	48.3	41.0	59.1
3	66.9	66.2	55.7	53.3	51.8	45.9	40.2	57.1

The measured external ambient noise levels without the source operating at the same locations were as follows:

Table 5
Measured External Ambient Sound Pressure Level

Measurement Location	External Sound Pressure Level, dB(Z)							Sum
	63	125	250	500	1000	2000	4000	dB(A)
1	64.2	55.8	49.8	49.3	50.7	43.8	35.5	53.4
2	67.9	62.2	55.6	53.8	54.1	47.8	40.1	57.4
3	66.1	56.3	52.3	50.2	53.9	48.1	38.4	56.3

1.3 Assessment of Compliance with Condition 15(b)

The inaudibility of the noise source when operating at a level considerably higher than the design music noise levels is considered to be a clear indication that the scheme is compliant with Condition 15(b).

However, to assess compliance by calculation the measured noise levels with the sound source operating have been corrected for the measured ambient noise level at Location 1 and Location 2.

At Location 3 the measured source level is less than 1dB above the measured ambient level. It is therefore not possible to show a clear difference between the measured values such that a source only level can be calculated. However at this location the demonstration of no change in ambient noise level demonstrates compliance with Condition 15(b) by default.

Noting that the source levels were notably higher than the design maximum music noise levels for the venue (as detailed in Table 1), these levels have also been corrected to provide noise levels at 2m from the façade at maximum design music noise level.

The corrected noise levels at Location 1 and 2 are as follows:

Table 6
External Sound Pressure Level with Sound Source Corrected for Ambient Noise and Design Noise Levels

Measurement Location	External Sound Pressure Level, dB(Z)						
	63	125	250	500	1000	2000	4000
1	56.7	56.1	35.3	33.7	30.5	18.7	2.0
2	59.5	54.4	35.5	32.7	29.3	15.2	3.7

These predicted levels at 2m from the façade have then been corrected for the distance to the nearest NSR (approximately 90m). No account for intervening structures has been made, therefore these predicted noise levels can be considered absolute worst case at the façade of the NSR.

Table 7
External Corrected Sound Pressure Level at NSR

Measurement Location	External Sound Pressure Level, dB(Z)						
	63	125	250	500	1000	2000	4000
1	23.6	23.0	<5	<5	<5	<5	<5
2	26.4	21.3	<5	<5	<5	<5	<5

The predicted levels at the NSR set out in Table 7 above have been compared with the predicted levels at the same locations as set out in the original noise impact assessment and detailed in Table 2 above. That comparison is set out in Table 8 below:

Table 8
Difference Between External Corrected Sound Pressure Level at NSR and Predicted Level from NIA

Measurement Location	External Sound Pressure Level, dB(Z)						
	63	125	250	500	1000	2000	4000
1	-8.4	-1.0	> -10	> -10	> -10	> -10	> -10
2	-7.6	-4.7	> -10	> -10	> -10	> -10	> -10

Table 8 demonstrates that the predicted levels at the NSR based on the measured noise levels on-site are notably lower than the levels predicted in the original impact assessment, even without accounting for intervening structures.

1.4 Conclusions

As it can be seen, the values detailed in Table 7 are below the levels predicted in the previously submitted noise impact assessment (DC4542-NR1v3) and set out in Table 2 above.

Therefore the music noise breakout from the premises will be compliant with the requirements of Condition 15 of the extant planning permission (Ref: 140206/FO/2024) and Condition 15 can now be fully discharged.

No additional noise mitigation or design changes would be required to meet the requirements of Condition 15.

If you have any further queries or require further information, please do not hesitate to contact me.

Yours sincerely,

