MPF/PR0538/L25

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fisher acoustics

Flint Glass Works
64 Jersey Street
Manchester M4 6JW

0161 605 0905
info@fisheracoustics.co.uk
www.fisheracoustics.co.uk

Phil Ryder
Select Property
Horseshoe Farm
Elkington Way
Alderley Edge
Cheshire
SK9 7GU

Dear Phil

UNIT T5, CIRCLE SQUARE 5&6, MANCHESTER – CONDITION 24

I write regard to condition 24 of the planning permission for Vita Living North, Circle Square, Manchester in relation to Unit T5 of the building.

INTRODUCTION

Unit T5 is located on the ground floor of Vita Living North, Circle Square, Manchester. The unit is occupied by 'Gooey', a cake and doughnuts outlet.

Fisher Acoustics Ltd has been commissioned by Select Property to comment on the requirements of condition 24 of the planning permission for the building in relation to unit T5.

PLANNING CONDITION

In relation to internal activity noise levels within the commercial units within the building, the planning permission for Blocks 5 and 6, now referred to as Vita Living North, Circle Square (planning application number 116450/FO/2017 states:

Condition 24:

- *"The Commercial Units shall be acoustically insulated in accordance with the recommendations in Deloitte, Noise Impact, Phase 1B Circle Square dated January 2016 by Fisher Acoustics and the specifications in relation to structureborne noise as set out in Fisher Acoustics letter dated 6th April 2016 with the implementation of these approved works to be confirmed within a Verification Report to be submitted to and approved in writing by the City Council as Local Planning Authority prior to occupation of any part of the development. The approved measures shall remain in situ whilst the use or development is in operation. For the avoidance of doubt any changes to the approved the structure are prohibited at any time without written approval of the planning authority.*

  Reason - In order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

Unit T5 has not been provide with any form of music replay system and the tenant of Unit T5, Gooey, has not installed a music replay system. Therefore, the only noise sources within the unit are domestic in nature, such as the voices of customers and the employees of Gooey. Thus the internal noise levels within the unit will be substantially lower than the allowable noise levels detailed in the documents referred to in condition 24.

Therefore compliance with the requirements of Planning Condition 24 is fully expected.

If there are any aspects that you would like to discuss, please do not hesitate to contact the undersigned.

Yours sincerely



MATT FISHER BEng(Hons) CEng MIOA
For and on behalf of Fisher Acoustics Limited