

29th January 2026

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

By email to: MCC Planning Team

Dear Sirs,

DC5397-NL1 – Acoustic Design Advice – Event Spaces A and B, Diecast, Store Street, Manchester

1.0 INTRODUCTION

Mr Arron Mellor, on behalf of Diecast Ltd, has instructed a desktop-based noise assessment to consider the current construction of Event Space A (Formerly the Night Market) and Event Space B within the Diecast site against the design set out in the previously submitted noise impact assessment from Jameson Acoustics (Ref: 22198-RP-1-R2).

It is proposed that this document be submitted to Manchester City Council (MCC) to support the discharge of part (a) of Condition 4 as set out below and to detail the methodology to be utilised for discharge of part (b) with a further document supplied for final discharge of Part (b).

1.1.1 Planning Conditions

The development received full planning permission (following on from a previous temporary permission) in May 2025 (Ref:142386/FO/2025). The conditions relevant to noise are as follows:

3. *The bar/restaurant, beer hall, events space, external seating area, retail and office as shown on Drawing No. 343 - 411C shall be occupied in accordance with the approved Noise Impact Assessment, Jameson Acoustics: 22198-RP-1-R2 received 19 May 2025 by the City Council as Local Planning Authority on for as long these uses remain use at the site.*
4. *a) Notwithstanding the submitted Noise Impact Assessment, prepared by Jameson Acoustics: 22198-RP-1-R2, prior to the first use/occupation of the night market / events space, as shown on Drawing No. 343 - 411C, the premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the this premises and a scheme of acoustic treatment that has been submitted to and approved 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.

b) Prior to the first use/occupation of the night market / events space as shown on Drawing No.343 - 411C, 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 verification report shall be detailed along with any measures required to be undertaken prior to occupation of the development to ensure compliance with the internal noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

1.2 Site Context

The site is situated within a mixed commercial and residential area of Manchester's Northern Quarter. The consented and existing residential buildings which contain noise sensitive receptors around the site are as follows:

- Central Retail Park: 141607/FO/2024.
- Laystall Street: 135662/FO/2022.
- 32-34 Laystall Street: 128911/FO/2020.
- Ducie Street: 120149/FO/2018.
- Pollard Street: 128191/FO/2020.
- Store Street: 126608/FO/2020.
- Sparkle Street: 139986/FO/2024.
- Chapeltown Street: 132214/FO/2021.
- Eider House: 115178/FO/2017.

1.3 Limitations of Assessment

At this stage, no noise survey has not been undertaken and all assessment is based on information provided by the client, Jameson Acoustics report and a site visit and inspection..

2.0 COMPARISON OF CURRENT AND PROPOSED DESIGN

2.1 Event Space A

Due to the structural load limitations of the building in this area additional lining to the external facade are not possible, due to the load that this works would place on the historic fabric of the building. However other works to internal elements not connected to the external walls structure have been completed.

As a result, music noise levels generated in this section of the building may be required to be reduced to below those originally proposed for Event Space A.

The current design of this space is for it to operate as a relaxed bar area with background music only and it is considered that the current design and speaker layout is in line with that proposed use. A large sound system which utilises a relatively large number of speaker stacks for the space means that sound will be well distributed, with speakers operating at low load and directed away from external walls.

2.2 Event Space B

An on-site inspection of the construction of Event Space B has been completed to compare the completed works with those proposed within the Jameson Acoustics report.

The works appear to be broadly in accordance with the construction details set out in Section 9.4 of the Jameson Acoustics report. There is some variation in material selection, with the lobbies themselves being formed with a drywall construction method, as opposed to wet construction blockwork. Whilst this varies from the original design, the relative sound insulation performance of the two structures will be broadly similar.

Double door systems are evident and in-line with the intent of the Jameson Acoustics specification.

The sound system within the space is a distributed sound system with centrally located low frequency drivers. This system utilises a large number of speakers, but with speakers running at a lower overall sound power output as speakers are closer to the listener. This is the optimum design for the size and shape of the space and for lowest noise break-out.

It is therefore considered that the design of Event Space B is substantially in-line with the specification previously notified to MCC.

2.3 Proposed Noise Limits

Based on the available information, and the previously specified noise limits as set out by Jameson Acoustics at Section 11 of the previously referenced report, the following noise limits are proposed:

Table 1
Proposed Internal Music Noise Limits, Before 2300hrs, dB

Space	Measured Average Music Noise Level, 5mins(dB)							Integer $L_{Aeq, 5mins}$
	63	125	250	500	1000	2000	4000	
Event Space A	77	72	70	75	75	75	72	80
Event Space B	110	110	105	105	105	100	100	109

Table 2
Proposed Internal Music Noise Limits, Before 2300hrs, dB

Space	Measured Average Music Noise Level, 5mins(dB)							Integer $L_{Aeq, 5mins}$
	63	125	250	500	1000	2000	4000	
Event Space A	70	67	69	69	72	72	70	77
Event Space B	105	105	105	105	105	100	100	108.9

The proposed limits for Event Space A at 63hz and 125Hz may require minor amendment as part of the compliance to reflect the revised mitigation approach and the amended speak system design.

It is therefore proposed that, in line with the Jameson Acoustics recommendations already accepted by MCC, an external limit of 47dB at 63Hz and 41dB at 125Hz within the nearest dwellings is set as the compliance target for Event Space A.

In order to calculate an external limit the internal noise limits have been corrected to provide external limits based on the statistically derived insulation ratings for a window opening of 200,000 mm², as presented in Table 5-6 of NANR116: “Open/Closed Window Research” (Napier University, April 2007). This is replicated in Table 2.6, below:

Table 3
NANR116: Statistically Derived D_{n,e} Insulation Ratings for Window Openings (200,000mm²)

Sound Reduction Performance, D _{n,e}							Sum
63	125	250	500	1000	2000	4000	D _{n,e,w}
20	14	14	16	14	17	19	16

The resultant low frequency noise limits, corrected to façade conditions to be complied with for Event Spaces A and B are as follows:

Table 4
Proposed External Music Noise Limits due to Event Space A, dB

Location	Measured Average Music Noise Level, 5mins(dB)							Integer L _{Aeq, 15mins}
	63	125	250	500	1000	2000	4000	
1m from Facade of Receptor	70	58	Music Noise Level to not exceed existing Ambient Noise Level					

3.0 PROPOSED COMPLIANCE ASSESSMENT

Assessment of compliance can only be completed with the spaces operating as the highly reverberant nature of both event spaces means that music noise levels when occupied by customers will be notably lower than unoccupied. This is particularly the case for Event Space B due to the size and shape of the space.

As compliance for Event Space A will require external measurement at nearest receptors, it will be necessary to have materially dry conditions with low windspeeds.

Therefore, the following compliance assessment is proposed to be completed during use of Event Spaces A and B within 3 weeks of commencement of trading to allow for consideration of weather conditions:

- Measurement of Internal Music Noise Level in Event Space A by a Suitably Qualified Acoustician (SQA) for comparison with Event Space A limits as specified in Table 1 above. If any use is proposed after 2300hrs, then compliance against the limits in Table 2 should also be assessed.
- Measurement of External Music Noise Level at Store Street and Ducie Street Noise Sensitive Receptors for comparison with limits as specified in Table 4 above. If non-compliance is identified, then internal Music Noise Level limits to be amended and amended limits noted.

- Measurement of Internal Music Noise Level in Event Space B by a Suitably Qualified Acoustician (SQA) for comparison with Event Space B limits as specified in Table 1 above. If any use is proposed after 2300hrs, then compliance against the limits in Table 2 should also be assessed.
- Summary report detailing results of compliance monitoring and any amendments to the Music Noise Limit for Event Space A completed and submitted to MCC for approval.

I trust that the information provided above is satisfactory and will assist in your determination. However, please feel free to come back to me if you require any further information.

Yours sincerely,



Chris Chittock BSc (Hons), MIOA
Managing Director
For and on behalf of
Dragonfly Consulting