

SANDY BROWN

Consultants in Acoustics, Noise & Vibration

15037-R20-B

17 December 2025

Old Granada Studios, Manchester

Planning condition 23 discharge report

London, Manchester, Edinburgh, Birmingham, Leeds, Bristol

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A	11 Dec 25		JMG	JA
B	17 Dec 25	Updates to Section 4 and Section 9	KM	JA

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Summary

Sandy Brown has been appointed by Manchester Quays Developments (OGS) Ltd to carry out acoustic verification measurements to demonstrate compliance with planning condition 23 under 138820/JO/2023. The planning condition relates to entertainment noise breakout from the Old Granada Studios development, for all areas of Zone 4 and Zone 5, excluding the gymnasium.

Entertainment noise breakout associated with the following Soho House and Mollie's Motel spaces has been measured to satisfy the condition:

- Levels 7 to 9 at Soho House (includes flexible event space, private members club and lounge spaces)
- Lower ground bar at Mollie's Motel.

The planning condition received from Manchester City Council (MCC) requires verification measurements be carried out to demonstrate that entertainment noise break out from the development is controlled to be no higher than 5 dB below the background noise level in octave bands outside the nearby noise sensitive receptors.

This report details the entertainment noise measurement methodology, includes observations relating to the site conditions and amplified sound systems, and presents an entertainment noise breakout assessment, along with appropriate limits for the amplified sound systems.

Attended sample noise measurements were carried out between 20:05 and 23:25 on 17 November 2025 at Soho House and between 17:30 and 23:00 at Mollie's Motel lower ground bar.

3D acoustic modelling has been carried out and internal amplified sound limits have been finalised to ensure that amplified sound break out is controlled such that the amplified sound egress limits as per planning condition 23 are adhered to.

Based on the verification measurement results and the internal limits for amplified sound systems being adhered to, the predicted cumulative levels of amplified sound breakout comply with the previously agreed limits.

It has been confirmed by the operator that the installed PA sound systems to each area are controlled via digital signal processing software. Once these systems are fully commissioned and set at the agreed limits, staff will be unable to change the system settings to exceed the maximum limits.

It is the responsibility of the operator to ensure that the PA systems are controlled to meet the limitations set out within this report.

On the basis that the internal amplified sound limits set out in this report are adhered to, planning condition 23 can be discharged.

Contents

1	Introduction	5
2	Site description	5
3	Environmental noise survey.....	6
4	Amplified sound egress limits (Planning condition 23).....	6
5	Operations.....	7
6	Amplified sound systems and settings.....	7
7	Measurement methodology	8
8	Measurement results	11
9	Entertainment noise break out assessment	16
10	Management considerations	19
11	Conclusion	19
	Appendix A	20
	Survey details	20

1 Introduction

Sandy Brown has been appointed by Manchester Quays Developments (OGS) Ltd to carry out acoustic verification measurements to demonstrate compliance with planning condition 23 under 138820/JO/2023. This condition relates to entertainment noise breakout from the Old Granada Studios development, for all areas of Zone 4 and Zone 5, excluding the gymnasium.

As part of this, attended sample measurements were carried out on 17 November 2025 at levels 7 to 9 Soho House and the Mollie's Motel lower ground bar.

The measurement results have been used to assess amplified noise break out at the nearest noise sensitive premises.

This report presents the survey methodology, results, limits for the amplified sound systems and an assessment of break out to the nearby noise sensitive premises.

2 Site description

The site location in relation to its surroundings is outlined in yellow in Figure 1.



Figure 1 Aerial view of site (courtesy of Google Earth Pro)

The nearest and worst affected receptor is Bauhaus apartments on Atherton Street, highlighted in red in Figure 1. This receptor is noise sensitive during the day (07:00-23:00) and night (23:00-07:00).

To the north of the site, the nearest noise sensitive premises is 88-100 Quay Street (Globe and Simpson) highlighted in blue in Figure 1. These comprise office premises and are considered to be a noise sensitive on weekdays (Monday to Friday) between 07:00 and 19:00.

3 Environmental noise survey

An environmental noise survey has previously been undertaken at the site to determine the existing noise levels in the vicinity of the site and nearby noise sensitive premises. Full details of this survey can be found in Sandy Brown report 15037-R03-E *Acoustic planning report* dated 5 October 2020.

The representative background noise levels measured applicable to nearest noise sensitive receptors are set out in Table 1

Table 1 Typical background noise levels at the nearest noise sensitive premises

Time of day	Typical background noise level, L_{90} (dB)						
	Octave-band centre frequency (Hz)						
	63	125	250	500	1000	2000	4000
Day (07:00-23:00)	60	54	48	46	48	42	35
Night (23:00 – 07:00)	60	55	43	40	40	34	27

4 Amplified sound egress limits (Planning condition 23)

Planning Condition 23 received from Manchester City Council for the development requires cumulative amplified sound egress to be 5 dB below the typical background noise level in octave bands outside the nearby noise sensitive premises.

As such, the cumulative amplified sound egress from the development (excluding the gym) are set out in Table 2. These limits are applicable at 1 m from the facades of the surrounding noise sensitive premises.

Table 2 Maximum amplified sound egress limits at the nearest sensitive premises

Time of day	Maximum amplified sound level, L_{eq} (dB)						
	Octave-band centre frequency (Hz)						
	63	125	250	500	1000	2000	4000
Day / Evening (07:00-23:00)	55	49	43	41	43	37	30
Night (23:00-07:00)	55	50	38	35	35	29	22

5 Operations

5.1 Soho House

The proposed operations include the use of the private members club, bar and events space individually or simultaneously. Level 8 includes a pool lounge leading to the external pool deck area. The flexible events space is located at level 7. Levels 7 to 9 are interconnected via an internal staircase. The proposed operations include amplified music including DJs.

The proposed hours of Soho House operation are set out below:

- Monday to Wednesday 12:00 to 00:00 hrs
- Thursday 12:00 to 01:00 hrs
- Friday and Saturday 12:00 to 03:00 hrs
- Sunday 12:00 to 00:00 hrs.

5.2 Mollie's Motel

The Mollie's Motel bar is located on the lower ground with proposed operations include amplified music including DJs.

The proposed hours of operations which may include entertainment noise for the Mollies bar are set out below:

- Sunday to Thursday 13:00 to 23:00 hrs
- Friday and Saturday 13:00 to 01:30 hrs.

6 Amplified sound systems and settings

The installed amplified systems on each space are controlled via digital signal processing (DSP) software. This allows the sound system within each space to be managed/controlled independently.

The sound system engineer will need to commission each sound system to ensure that the limits set out in this report are not exceeded. It is understood that once these limits are set, staff will be unable to modify the settings.

The sound systems comprise wall mounted mid-high frequency speakers and low frequency speakers located at different strategy locations at floor level, some of which are hidden within furniture at Soho House and Mollies.

7 Measurement methodology

7.1 Music system/track

The sound system engineering team confirmed that the worst-case scenario in terms of volume levels consist of amplified electronic music being played simultaneously in all spaces.

For the purpose of the measurements and assessment, representative tracks with continuous and significant low and mid frequency content were selected and played on repeat.

7.2 Timings and locations

Sample measurements within the development were carried out during the evenings of 17 and 20 November 2025. The measurement locations are summarised below:

- Soho House level 9 at locations indicated as L9.1 to L9.3 indicated in Figure 2
- Soho House level 8 at the locations indicated as L8.1 to L8.3, and externally at locations indicated as E8.1 and E8.2 in Figure 3
- Soho House level 7 at the locations indicated as L7.1 to L7.3 in Figure 4
- Level 6 outside windows at guestrooms 605 and 604 indicated as E6.1 and E6.2 in Figure 5
- Within lower ground level Mollies bar space indicated as LG.1 and externally at location indicated as LG.E1 and LG.B1 in Figure 6.

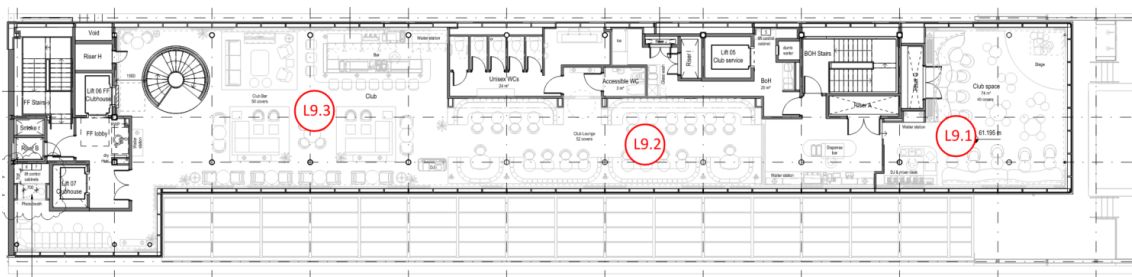


Figure 2 Level 9 location of internal measurements

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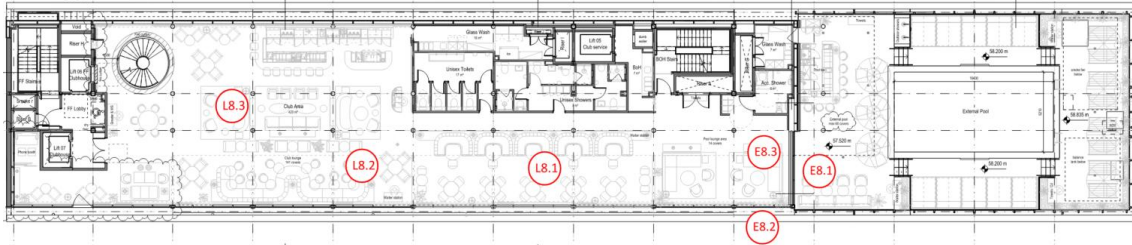


Figure 3 Level 8 location of internal and external measurements

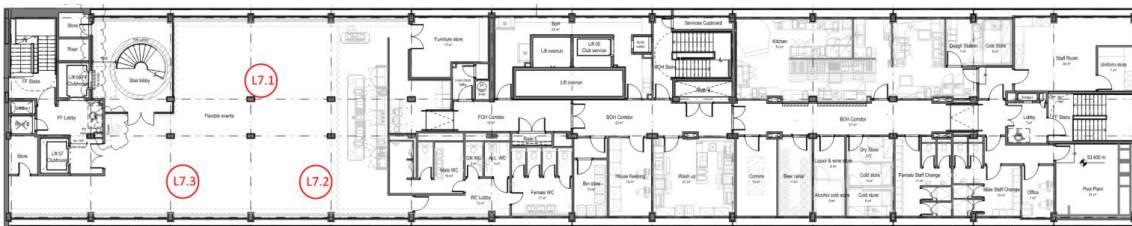


Figure 4 Level 7 location of internal and external measurements

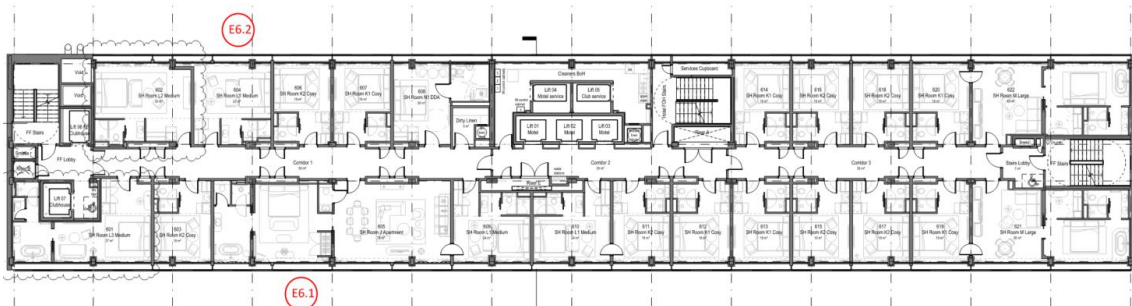


Figure 5 Level 6 location of external measurements



Figure 6 Lower ground level location of internal and external measurements

For internal measurements on levels 7 to 9, the sound level meter was mounted on a tripod approximately 1.5 m above the floor level.

For external measurements at level 6, the sound level meter was mounted on a pole and extended out of an open window approximately 1 m from the facade.

For internal and external measurements at lower ground Mollies bar, the sound level meter was held at approximately 1.5 m above the ground level.

The dominant sound sources were also noted.

7.3 Method

The measurement method consisted of the following:

- Setting amplified sound system within each space to operate within the previously agreed noise limits for day / night operation. This exercise was carried out with the Soho House sound engineers in attendance with appropriate spectral levels set for the sound systems.
- Sample noise measurements at the internal and external locations described above
- Background noise level measurements at the external locations.
- All measurements were carried out in octave bands.

For the Mollies Motel lower ground level bar, the permanent sound system was not operational. As such, a QSC 12.2 2KW active loudspeaker was used to reproduce amplified music and carry out measurements to set appropriate limits for the sound systems in this space.

Background measurements were carried out from a balcony of a representative nearby noise sensitive residential apartment overlooking Soho House levels 7 to 9. These measurements were undertaken prior to any entertainment noise measurements within the site.

To set the internal sound levels/limits in each space, the sound system engineer was present and adjusted the laptop-controlled DSP software to increase or reduce the music levels to the required levels taking into account the desired spectral content for electronic music.

Following the internal measurements, external measurements were undertaken at key locations. Background noise measurements were also taken at strategic locations to account for environmental noise contributions from other sources.

The measurement results have been included within a 3D environmental noise model of the site and the nearest noise sensitive premises, to carry out a noise break out assessment.

7.4 Weather conditions

During the external measurements, the weather was clear, and dry and no rain occurred. Wind speeds were measured to be less than 1 m/s at each position. The weather conditions are considered suitable for obtaining representative measurement results.

8 Measurement results

The measurement results are set out in Table 3. Internal measurements were carried out over 1 minute periods and external measurements were carried out over 5 minute periods.

Table 3 Measurement results

Position/ operation	Start time	Sound pressure levels (dB)			Noise sources and comments
		$L_{Aeq,T}$	$L_{AFmax,T}$	$L_{A90,T}$	
<i>Day operation (07:00-23:00)</i>					
L9.1	20:05	78	84	72	Internal level 9 Dominated by amplified music
L9.2	20:09	78	83	73	As above
L9.3	20:14	80	85	75	As above

Position/ operation	Start time	Sound pressure levels (dB)			Noise sources and comments
		$L_{Aeq,T}$	$L_{AFmax,T}$	$L_{A90,T}$	
L8.1	20:19	79	84	75	As above
L8.2	20:22	80	87	74	As above
L8.3	20:25	80	84	76	As above
L7.1	20:29	81	87	77	Internal level 7 Dominated by amplified music
L7.2	20:32	80	85	77	As above
L7.3	20:37	80	85	75	As above
E8.1	21:31	56	65	49	External pool deck Amplified music breakout via doors noted. Contributions from road traffic on Quay St also notable.
E8.2	21:50	59	64	55	As above
E8.3	21:40	57	69	54	As above
C.1	22:05	51	60	48	External cabin walkway to west Dominated by road traffic on Quay St. Amplified sound breakout not audible
E6.1	21:16	59	67	54	External from level 6 window to west Dominated by road traffic from Quay St. Amplified sound breakout not audible
E6.2	21:03	56	71	51	External from level 6 window to east Amplified sound breakout not audible

Position/ operation	Start time	Sound pressure levels (dB)			Noise sources and comments
		$L_{Aeq,T}$	$L_{AFmax,T}$	$L_{A90,T}$	
LG.1	18:42	78	84	76	Internal lower ground Mollies bar Dominated by amplified music
LG.E1	18:50	60	65	57	External outside Mollies bar Entertainment noise break out noted with contributions from road traffic on Quay St
LG.E1	19:03	56	74	55	Background outside Mollies bar Dominated by road traffic on Quay Street with contributions from pedestrians talking
<i>Night operation (23:00-07:00)</i>					
L9.1	22:39	74	82	66	Internal level 9 Dominated by amplified music
L9.2	22:42	72	77	68	As above
L9.3	22:45	72	79	66	As above
L8.1	22:48	74	79	70	Internal level 8 Dominated by amplified music
L8.2	22:50	67	75	34	As above
L8.3	20:52	70	75	36	As above
L7.1	23:03	73	78	68	Internal level 7 Dominated by amplified music
L7.2	23:05	71	76	67	As above
L7.3	23:07	71	77	64	As above

Position/ operation	Start time	Sound pressure levels (dB)			Noise sources and comments
		$L_{Aeq,T}$	$L_{AFmax,T}$	$L_{A90,T}$	
LG.1	19:13	75	81	72	Internal lower ground bar Dominated by amplified music
LG.E1	19:19	57	63	55	External outside Mollies bar Dominated by noise break out with contributions from road traffic on Quay Street
LG.E1	19:28	56	67	52	Background outside Mollies bar Dominated by road traffic on Quay Street with contributions from pedestrians talking

Based on the measurements results, the octave band internal amplified sound limits are set out in Table 4.

For the Mollie's Motel lower ground bar, sound insulation measurements of the facade were carried out. The results of these have measurements have been used to determine the maximum internal amplified sound levels provided in Table 4. These limits have been specified such that the cumulative amplified sound limits are not exceeded.

The sound systems in the spaces will need to be set up to ensure that the internal amplified sound limits are not exceeded.

Table 4 Octave band sound pressure level measurement results and limits

Location /period	Measured sound pressure levels/limits, $L_{eq,1min}$ (dB)						
	Octave-band centre frequency (Hz)						
	63	125	250	500	1000	2000	4000
Levels 7-9							
<i>Day operation (07:00-23:00)</i>							
L9.1 to L9.3 (SH level 9 limits)	83	83	80	77	72	69	66
L8.1 to L8.3 (SH level 8 limits)	82	80	82	78	74	70	65
L7.1 to L7.3 (SH level 7 limits)	85	84	81	79	74	68	67

Location /period	Measured sound pressure levels/limits, $L_{eq,1min}$ (dB)						
	Octave-band centre frequency (Hz)						
	63	125	250	500	1000	2000	4000
Night operation (23:00-07:00)							
L9.1 to L9.3 (SH level 9 limits)	78	77	73	71	68	63	60
L8.1 to L8.3 (SH level 8 limits)	67	71	72	70	66	63	58
L7.1 to L7.3 (SH level 7 limits)	76	75	71	70	67	60	59
Mollie's Motel lower ground bar							
Monday-Friday day (07:00 - 19:00)	85	84	79	86	88	85	81
Monday-Friday evening (19:00 - 23:00)	85	84	79	90	96	89	83
Night (23:00 - 07:00)	85	85	74	84	88	81	82
Saturday-Sunday day / evening (07:00 - 23:00)	85	84	79	90	96	89	83

In addition to the above, on 17 November 2025 unattended measurements were undertaken between 19:00 and 19:50 hrs at the balcony of a level 10 Bauhaus residential apartment on Atherton St, in the absence of music at the site. The measurement is indicated as location L in Figure 1, a photograph of this measurement location is given in Figure 7.

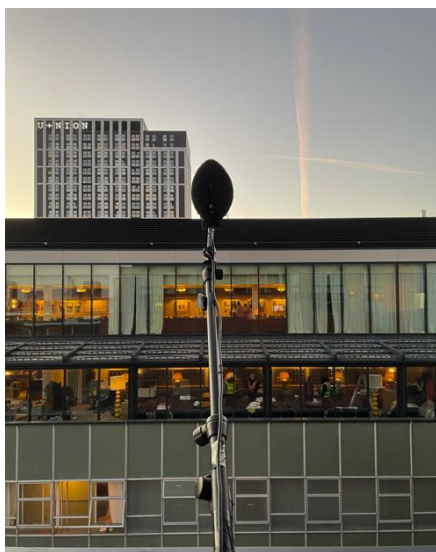


Figure 7 Photograph of the measurement position at level 10 residential balcony overlooking the development

The measurement results are summarised in Table 5.

Table 5 Results of the measurement location L as per Figure 1

Position	Start time	Sound pressure levels (dB)			Noise sources and comments
		$L_{Aeq,5min}$	$L_{AFmax,5min}$	$L_{A90,5min}$	
L	19:00	56	64	52	Dominated by road traffic on Quay Street
	19:05	57	70	52	
	19:10	56	65	50	
	19:15	56	65	50	
	19:20	57	64	52	
	19:25	59	67	54	
	19:30	58	64	52	
	19:35	56	67	52	
	19:40	59	72	53	
	19:45	58	73	51	
	19:50	57	65	52	

9 Entertainment noise break out assessment

9.1 3D modelling

A 3D environmental noise model was created using CadnaA by Datakustik to assess amplified sound breakout.

The software carries out calculation using a ray tracing technique. This takes into account the effects to topography, reflections, screening and distance attenuation for noise sources to predicts noise levels in three dimensions.

Calculations are carried out in accordance with ISO 9613 (2024) Attenuation of sound during propagation outdoors. A screenshot from this model is provided in Figure 8.

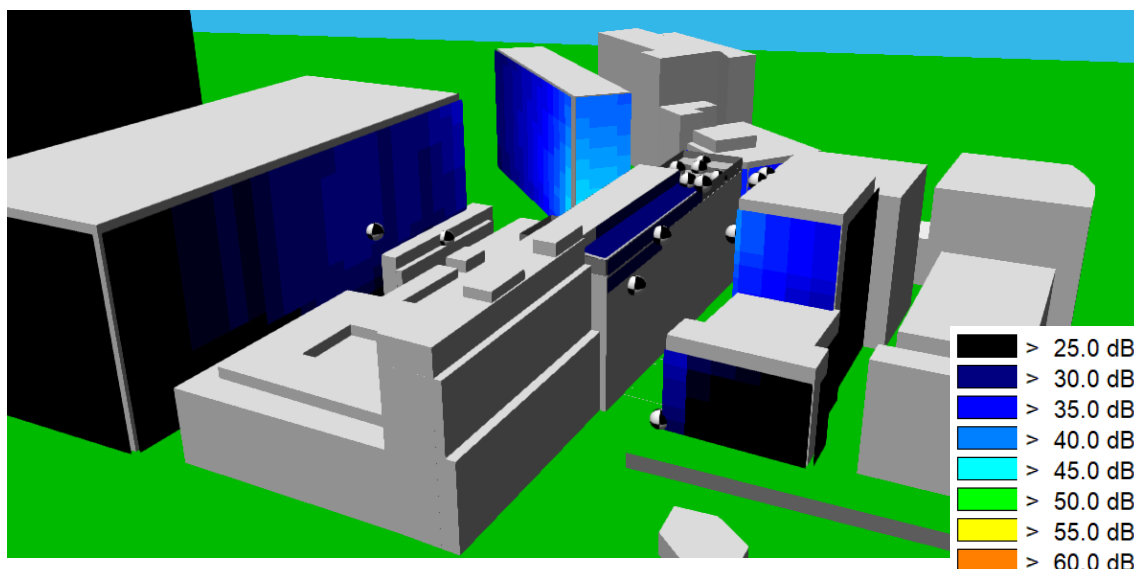


Figure 8 3D environmental noise model (day operation)

The entertainment noise break out modelling includes the measured amplified sound breakout levels from Soho House and Mollie's bar with internal amplified music levels set out in Table 4 with all windows, doors and retractable roof closed.

The predicted levels based on the verification measurements and 3D modelling align with the entertainment noise criteria set out in Section 4. As such, the DSP limiters on the PA systems should be set up to ensure the octave band sound pressure levels set out in Table 4 are not exceeded.

9.2 Limits when level 8 retractable roof is open

When the level 8 retractable roof is open, internal amplified sound will need to be limited as per the assessment included in Sandy Brown report 15037-R03-E *Acoustic planning report* dated 5 October 2020. These limits are provided in Table 6.

Table 6 Limits for amplified sound in level 8 with retracted roof open

Location /period	Maximum sound pressure level internally, $L_{eq,15min}$ (dB)						
	Octave-band centre frequency (Hz)						
	63	125	250	500	1k	2k	4k
Levels 7 – 9 Day + evening (07:00 – 23:00)	72	66	60	58	60	54	47
Levels 7 - 9 Night (23:00 – 07:00)	72	62	55	52	52	51	44

These would be suitable for background music only.

The DSP limiters on the PA systems will need to be set up to ensure that these limits are not exceeded when the retractable roof is open.

9.3 Limits when door to level 8 pool deck is open

For level 8, the maximum amplified limits in the internal pool lounge area near the sliding door to the pool deck area are set out in Table 7.

This is as per Sandy Brown report 15037-R03-E *Acoustic planning report* dated 5 October 2020. The pool deck door should be closed during the night.

Table 7 Limits for amplified sound in pool lounge (next to sliding door) when door is in use

Location /period	Maximum sound pressure level internally, $L_{eq,15min}$ (dB)						
	Octave-band centre frequency (Hz)						
	63	125	250	500	1000	2000	4000
Level 8 pool lounge (door open 10% of the time)							
Day (07:00 – 20:00)	81	76	71	75	66	52	49
Evening (20:00 – 23:00)	80	75	70	74	65	51	48
Level 8 pool lounge (door held open 100 % of the time)							
Day (07:00 – 23:00)	78	71	66	67	56	42	39
Night (23:00 – 07:00)	77	70	65	66	55	41	38

These would be suitable for background music only within the pool lounge area.

The DSP limiters on the PA systems will need to be set up to ensure that these limits are not exceeded in the level 8 pool lounge when the door to the pool deck is used.

10 Management considerations

The Soho House and Mollies' Motel management team and staff should be provided with appropriate training to ensure the internal noise limits are not exceeded.

A document with instructions and procedures should be provided by the sound system engineers, as appropriate to set out the controls and settings required.

This should clearly state the equipment settings required to ensure the internal noise limits are not exceeded for the following modes of operation:

- Day (07:00 to 23:00)
- Night (23:00 to 07:00)
- Retractable roof open
- Level 8 pool deck door in use.

11 Conclusion

Sandy Brown has been appointed by Manchester Quays Developments (OGS) Ltd to carry out acoustic verification measurements to demonstrate compliance with planning condition 23 under 138820/JO/2023. This condition relates to entertainment noise breakout verification measurements for the Old Granada Studios development, for all areas of Zone 4 and Zone 5, excluding the gymnasium.

Amplified sound noise breakout associated with the following Soho House and Mollie's Motel spaces has been measured to satisfy the condition:

- Levels 7 to 9 at Soho House (includes flexible event space, private members club and lounge spaces)
- Lower ground floor Mollie's Motel bar.

Manchester City Council (MCC) require verification measurements be carried out to demonstrate that entertainment noise break out from the development is controlled to be no higher than 5 dB below the background noise levels outside the nearby noise sensitive receptors.

This report details the entertainment noise measurement methodology, includes observations relating to the site conditions and amplified sound systems, and presents an entertainment noise breakout assessment.

Internal amplified sound system limits have been set based on the measurements and the amplified sound egress limits as per planning condition 23.

It is the responsibility of the operator to ensure that the PA systems are controlled to meet the limitations set out within this report.

On the basis that the internal amplified sound limits set out in this report are adhered to, planning condition 23 can be discharged.

Appendix A

Survey details

Reference standards

- BS 7445 Part 1: 2003 *Description and measurement of environmental noise, Part 1. Guide to quantities and procedures*
- BS 7445: Part 2: 1991 *Description and measurement of environmental noise, Part 2. Guide to the acquisition of data pertinent to land use.*

Equipment

The noise measurements were taken using a B&K 2250, NTi XL3 and Rion NL-52 sound level meters.

Calibration details for the equipment used during the survey are provided in Table A1.

Table A1 Equipment calibration data

Equipment description	Type/serial number	Manufacturer	Calibration expiry	Calibration certification number
Sound level meter	2250/3011964	Brüel & Kjær	14 April 27	UCRT25/1609 UCRT25/1610
Microphone	4189/3100176	Brüel & Kjær	14 April 27	UCRT25/1609 UCRT25/1610
Pre-amp	ZC0032/26376	Brüel & Kjær	14 April 27	UCRT25/1609 UCRT25/1610
Calibrator	4231/3019123	Brüel & Kjær	14 April 27	UCRT25/1603
Sound level meter	XL3/ A3A-01221-F0	NTi	2 Dec 26	UCRT24/2613ATR UCRT24/2615
Microphone	MC230A/A28047	NTi	2 Dec 26	UCRT24/2613ATR
Pre-amp	MA220-230/14610	NTi	2 Dec 26	UCRT24/2613ATR
Calibrator	SV30A/10567	Svantek	20 Sep 26	UCRT24/2251
Sound level meter	NL-52/01143564	Rion	12 Dec 26	TCRT24/1898
Microphone	UC-59/10153	Rion	12 Dec 26	TCRT24/1898
Pre-amp	NH-25/43581	Rion	12 Dec 26	TCRT24/1898
Calibrator	NC-74/34257023	Rion	12 Dec 26	TCRT24/1895

Equipment description	Type/serial number	Manufacturer	Calibration expiry	Calibration certification number
Loudspeaker	K12	QSC	N/A	N/A

Calibration of the meters used for the measurements is traceable to national standards. Calibration certificates for the sound level meters used in this survey are available upon request.

Calibration checks were carried out on the meters and their measurement chains at the beginning and end of the survey. No significant calibration deviation occurred.

Noise indices

Noise indices recorded included the following:

- $L_{Aeq,T}$ The A-weighted equivalent continuous sound pressure level over a period of time, T.
- $L_{AFmax,T}$ The A-weighted maximum sound pressure level that occurred during a given period, T, with a fast time weighting.
- $L_{A90,T}$ The A-weighted sound pressure level exceeded for 90% of the measurement period. Indicative of the background sound level.

Sound pressure level measurements are normally taken with an A-weighting (denoted by a subscript 'A', eg, L_{A90}) to approximate the frequency response of the human ear.

A more detailed explanation of these quantities can be found in BS 7445: Part 1: 2003 *Description and measurement of environmental noise, Part 1. Guide to quantities and procedures*.

Weather conditions

During the attended external noise measurements, the weather was generally clear and dry and no rain occurred. Wind speeds were measured at each position and varied between 0 m/s and 1.5 m/s.

These weather conditions are considered suitable for obtaining representative measurements.