
Noise Impact Assessment

Full planning application for the change of use from Sui Generis to Class E(a/b) at:

98 King Street,
Manchester,
M2 4WU

Prepared for:

Costa Ltd

Prepared by:

Savills



Noise Impact Assessment

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1. Introduction

- 1.1. This Noise Impact Assessment ("Assessment") has been prepared by Savills on behalf of Costa Ltd ("Costa") in relation to the ground, first and second floors of 98 King Street, Manchester, M2 4WU ("the Site"). The unit is currently vacant, and Costa is proposing to occupy the space as one of its coffee shops.
- 1.2. To enable this, a full planning application has been submitted to Manchester City Council ("MCC") as the Local Planning Authority ("LPA"), seeking a change of use from Sui Generis to Class E(a/b).

2. Assessment

- 2.1. The proposal seeks to change the use of the unit to Class E(a/b) to allow Costa Coffee to operate across the ground, first and second floors. The proposed coffee shop would operate during standard daytime retail hours, opening from 06:30 to 20:00 Monday to Sunday. It would not involve any late-night operations or amplified noise, and as such, it would not introduce any new or significant sources of noise within the area.
- 2.2. King Street is a busy commercial location within Manchester city centre, characterised by retail, hospitality and office uses and Costa currently operates numerous stores across UK high streets, including in city centres and mixed-use locations. The nature of the use is well understood and is considered entirely appropriate in a setting such as this.
- 2.3. Existing background noise levels in the area are already well established, and there are no sensitive residential properties in the immediate vicinity. In terms of Costa's potential noise sources, activity would be limited to customers inside the premises, the preparation of coffee and non primary food items, and the movement of goods and refuse via a dedicated rear service route. These activities are typical of high street retail uses and are not expected to generate noise beyond what is already characteristic of this part of the city centre.
- 2.4. The Site sits within the Manchester City Centre (Policy C1) area of the adopted local plan, which identifies a need for additional convenience retail to serve a growing residential population. Policy CC1 (Primary Economic Development Focus: City Centre and Fringe) also encourages retail uses that contribute to a vibrant and attractive city centre for businesses, employees and visitors.
- 2.5. The building currently accommodates other commercial uses, including Flight Club adjacent to the unit and several office occupiers on the upper floors and wider Ship Canal House building, such as Hanover Law Limited, Gateley Legal, Hall Brown Family Law, Oak North Bank and Azets UK. The nearest residential property is understood to be Manera Apartments, at 46 King Street West, approximately 350 metres from the Site.

3. Conclusion

- 3.1. Overall, the proposed use would have no impact on residential amenity. The nature of the operation, combined with the commercial character of King Street and the limited presence of nearby residential properties, means the proposal is appropriate for this location.