Ref: 1605/le/02

2 June 2026

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Dear Heather

UNIT 2, ONE PORT STREET, MANCHESTER
OPERATIONAL NOISE BREAKOUT

Further to our recent site visit we provide the following summary of the preliminary operational noise testing.

1.0 Site Visit

Lighthouse Acoustics visited site on Wednesday 13 June 2026 in conjunction with the Landlord's representative and their Acoustic Consultancy (Fisher Acoustics) to undertake preliminary operational noise testing of the permitted amplified music levels based on the operational noise limits provided by the Landlord. These limits are based on the existing shell constructions and the requirements of both the Landlord and Local Authority as detailed below.

2.0 Landlord Requirements

The Port Street Retail Unit Shell Specification for Unit 2 dated 19 January 2026 states the following in Section 4 Acoustics:

"4.1 General

Noise generated in a retail unit or a retail unit plant space must not result in noise levels which may cause a statutory noise nuisance.

4.2 Design and operational Requirements

In accordance with the Planning Approval (MCC Planning Ref: 132489/FO/2021) the Tenant must ensure that the fit-out design and occupation of the unit complies with the relevant Conditions. The Tenant will need to submit the relevant information to the Landlord and the Local Authority for approval. The reports referenced in the Planning Conditions are available upon request.

The relevant planning Conditions are:

Condition 17 – Acoustic insulation for commercial units"

3.0 Local Authority Requirements

Condition 17 of MCC Planning Application number 132489/FO/2021 states the following:

> *"17) Notwithstanding the recommendation within Port Street Manchester Environmental Noise Study December 2021 Report Reference: PR0665-REP01A-MPF by Fisher Acoustics , stamped as received on 13-12-21 before the operation of each ground floor commercial unit commences a scheme for acoustically insulating each unit to ensure that there is no unacceptable level of noise transfer from these units to the residential accommodation above or any unacceptable noise break out shall be 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 10dB 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, respectively.*
>
> *The approved noise insulation scheme shall be completed before any of the approved uses commence.*
>
> *Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme."*

4.0 Operational Noise Limits

The operational noise limits provided by the Landlord were generated within the unit with a loudspeaker and included both restaurant noise (talking, plates clattering, etc) and music.

The resultant operational noise levels in the flats above and on the pavement outside were subjectively inaudible with the existing shell constructions.

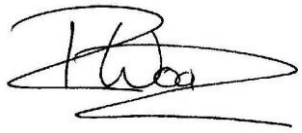
This is a good indication that the requirements of both the Landlord and Local Authority are likely to be achieved following the fit-out works.

5.0 Post Completion Testing

For the in-house loudspeaker system, amplified music levels should be limited by means of an electronic noise limiter/compressor. The device should be capable of limiting individual one third octave bands over the frequency range 20Hz to 20kHz and controlling the number of speakers/zones required.

In order to set the device to achieve the requirements of the Landlord and Local Authority a commissioning visit will be required in conjunction with an acoustic consultant upon completion of the fit-out works and prior to the operation of the unit. The device should be lockable once set to prevent tampering. Upon completion, a commissioning report should be issued to the Landlord and Local Authority specifying details of the device installed and the limits that it has been se to.

Yours sincerely
for LIGHTHOUSE ACOUSTICS



Robin Wood