To: Planning Officer, Manchester City Council

Application Ref: PLA-2026-001216

Applicant: Crown & Anchor, 41 Hilton Street, Manchester M1 2EE

Subject: Noise Assessment Justification – Roof Terrace Extension (1m)

Dear Sir/Madam,

I write in response to the request for a full acoustic noise assessment in relation to the above application.

1. Existing Use of the Outdoor Area

The Crown & Anchor has historically operated an outdoor seating area (the beer garden) for many years. Patrons have routinely sat outside during normal trading hours, and a TV screen has been used **only during football matches**, without any recorded complaints or enforcement action.

The proposed roof-terrace extension does **not** introduce any new noise-generating activities. It simply replaces the outdoor seating previously located in the beer garden, which is no longer available due to circumstances outside the applicant's control.

2. No Change in Noise Sources

The following points are relevant:

- Patrons have **always** sat outdoors as part of the established use of the premises.
- The TV screen is **existing**, used only for football matches, and not for general entertainment.
- The proposal does **not** increase capacity.
- The proposal does **not** extend operating hours.
- The proposal does **not** introduce amplified music or new equipment.
- The terrace will operate strictly within the premises' existing licensed hours.

Therefore, the noise profile of the premises remains **unchanged**.

3. Minimal Physical Change

The proposal involves a **1-metre extension** to an existing terrace. This is a minor physical alteration that does not materially change:

- The location of patrons
- The distance to residential receptors
- The height of the terrace
- The nature of the activity
- The operational behaviour of the premises

4. Historic Absence of Complaints

The Crown & Anchor has operated for decades without noise complaints relating to outdoor seating or the TV screen. This is a strong indicator that the premises does not generate harmful noise levels and that the established management practices are effective.

5. Proportionality

Given that:

- The terrace is **existing**
- The TV screen is **existing**
- Outdoor seating is **existing**
- No new noise sources are introduced
- No increase in capacity is proposed
- No change in hours is proposed
- No complaints have ever been recorded

A full acoustic study would be **disproportionate** to the scale and nature of the proposal.

6. Willingness to Provide Mitigation

The applicant remains willing to provide:

- A Noise Management Plan (already submitted)
- Operational controls during football matches
- Staff supervision of the terrace
- Restrictions on TV volume
- Clear signage requesting considerate behaviour

These measures have historically ensured good neighbour relations.

7. Request for Reconsideration

In light of the above, we respectfully request that the requirement for a full acoustic assessment be reconsidered. The proposal represents a continuation of long-established outdoor activity, with no material change to noise generation.

Should the Council still require further information, we would welcome clarification on the specific concerns so that any additional evidence can be provided proportionately.

Yours faithfully,

James Lunham
Crown & Anchor, Manchester