Outlook

PLA-2026-001179, 83 Piccadilly, KFC, Variation of Condition 1-Plans, 2-Acoustic assessment, 3-Hours

From [redacted]
Date Tue 2026-09-01 8:13 PM
To Lea Joseph [redacted]

Hi Lea,

Environmental Health have considered the variation and recommend refusal due to noise disamenity.

We cannot find on record that condition 2b) from application 126480/JO/2020 has been discharged. We are not aware that any verification report has been submitted to ensure that the mitigation in the proposed acoustic schemes has achieved the design criteria. This should be addressed before consideration is given into extending hours the hours of operation.

In addition, the acoustic report submitted by Ned Johnson Acoustic Consultants, dated 5/7/2026 does not clearly demonstrate that the noise from proposed extension of hours, delivery hours extension will not cause a noise disamenity to the nearest noise sensitive receptors which are directly above the premises. Noise from patrons visiting and exiting the premises, delivery personnel, any noise transmission/flanking through the building to the residential above or noise from existing external plant or louvres may cause noise disamenity between the proposed new hours of 23.00pm and 5am, which could affect sleep at these times.
The acoustic report has only measured 1 night, (from 1am to 3am) of noise measurement data that is not long enough to establish the 'typical' background levels throughout the week at the extended times applied for. The measurement period was taken on Saturday 20th June 2026 (from 1am to 3am) which would not be the quietest time during the proposed hours increase, as stated in section 4.1 of the report. Friday night, into Saturday morning and Saturday night into Sunday morning are probably the busiest times for the night-time economy in the City Centre, with patrons leaving clubs and bars and trying to get home via taxi and bus available outside the premises, so noise from the premises operation may have been masked due to the higher background noise levels on a weekend night. This may not be true on a weekday night.
The Nova acoustic report, submitted with application 126480/JO/2020, shows the environmental sound data in Appendix D, does show the background noise levels (LA90) falling below 50dBA in the early mornings which is different from the Ned Johnson report where the data measured at MP1 was 63dB LA90, MP2 was 56dB LA90 and MP3 was 56dB LA90, which are much higher. Also, at each measurement location for both LAeq and LA90 the measurement data was the same during each 15mins recording with no deviations and this has not been discussed in the report.
To establish robust measurement data the measurements should be taken for a longer period, (until 5am), over a number of nights and should include the quieter times (Mon, Tue, Weds and Thursday mornings). The assessment of what is a 'typical' background should be inline with our noise guidance https://www.manchester.gov.uk/environmental-problems/information-for-developers.

For these reasons we recommend refusal.

Kind regards

[redacted]