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We believe there is a more exciting way to help our customers deliver better projects...

Our Passion...

Innovate to make life simpler, drive **quality** so the detail is clear and **communicate** so everyone understands...

Quietly Confident...

Noise Impact Assessment...

Area – Manchester

50 Sackville Street, Manchester. M1 3WF.

Extension of Opening Hours

KR07334

version 1.0 – 15th June 2023

Report Conclusion...

The current acoustic mitigation measures installed at the venue will enable the club to play music at the centre of the dance floor of 96 - 98 dB(A) without disturbing the residents (measured when the club is empty). It is the professional opinion of KR Associates (UK) Ltd that extending the opening hours to 05:30 or beyond on a Friday and Saturday night will not disturb the residents in the flat above.

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Version History...

Reference	Version	Date	Author	Position	Document Status
KR07334	V1.0	14/06/23	R Scrivener	Consultant	Technical Note
Details	Current Issue – For client discussion and issue to the residents above				

Report Limitations...

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1. Technical Note...

1.1. Introduction

KR Associates (UK) Ltd have been instructed to produce a technical note to support the proposed extension to the opening hours at the Area venue at 50 Sackville Street in Manchester. The site currently opens to 4:00am 7-days per week and it is proposed to extend the opening hours on Friday and Saturday to 5:30am.

1.2. The Area Venue

The Area club is located within the Gay Village area which forms part of Manchester's vibrant LBGQT+ community. The original warehouse was converted in 1999 as part of the Canal Street regeneration and was designed to provide residential flats above a licensed premises and other commercial uses in a lively city centre location. The current owners purchased the club in the summer of 2022 and changed the name from Tribeca to Area.

1.3. Existing Premises Licence

1.3.1 Original Premises Licence

The Area venue operates under a Premises Licence reference 050183 which was granted on 14th September 2005 by Manchester City Council in their capacity as the licensing authority.

1.3.2 Operating Hours

The current license allows the Area night club to open between 11:00 and 04:00 hours 7-days per week. The current license allows the sale of alcohol, the serving of food, recorded and live music between 11:00 and 03:30 hours 7-days per week.

1.3.3 Annex 2 – Condition 2 of Licence

The current Premises Licence includes the following condition which relates to noise emanating from the premises and disturbing the local residential dwellings.

“Condition 2

The licence holder shall ensure that noise shall not emanate from the licensed premises such as to cause persons in the neighbourhood to be unreasonably disturbed. Any form of amplification shall be so controlled by the licensee so as to prevent such a disturbance.”

1.3.4 Annex 2 – Condition 11 of Licence

The current Premises Licence includes the following condition which requires all live and amplified music to be played through a music limiter.

“Condition 11

All music (live or recorded) played must be channelled through the noise limiting device.”

1.3.5 Annex 3 – Condition 1 of Licence

The current Premises License includes a standard condition which requires the music levels to be lowered 30-minutes before the closing time to encourage the staggered dispersal of customers.

“30-minutes before the premises closes to the public the volume of music shall be lowered to encourage dispersal”.

1.4. Variation of Hours

The venue is just off Canal Street in the Gay Village area of Manchester and is an integral part of the vibrant LBGQT+ community. The venue was purchased by the current experienced owners in the summer of last year, who had had over 25-years' experience of operating world class venues in London and other cities.

The application is seeking to extend the hours on Friday and Saturday to the following:

- Opening Hours: 11:00 to 05:30 Friday and Saturday only.
- Sale of Alcohol: 11:00 to 05:00 Friday and Saturday only.
- All Music: 11:00 to 05:00 Friday and Saturday only.

1.5. Other Venues in the Area

On a Friday and Saturday, the nightclub venues around Canal Street open at staggered times with Cruz 101 closing at 8:00am and On Bar, Bar Pop, and G-A-Y closing at 6:00am.

The proposed extension to the opening hours for Area are required to ensure the long-term viability of the venue and allow ensure it fits in with the current late night openings at 6:00am and 8:00am of the other venues.

1.6. Layout of the Building

The former warehouse consists of the Area venue, Richmond Tea Rooms, Sansi Japanese restaurant, and the Esquires coffee shop located on the ground floor with a gym on the basement floor below. There is a car park on the 1st floor and then residential flats on the floors above.

1.7. Previous Complaints

The Tribeca venue operated as a traditional nightclub with a large unlimited sound system and received numerous complaints about noise throughout the building. After taking over the venue in the summer of 2022 the current operators have undertaken the following works costing over £150,000 and worked in conjunction with the residents to resolve the current issues.

- Renovate and block up the existing lift shaft including acoustic lining.
- Repaired and upgraded the acoustic ceiling throughout the venue.
- Lined all the exposed columns and walls to control flanking transmission.
- Installed a high-quality size appropriate sound system with limiters.
- Installed the mid-range speakers on anti-vibration ceiling mounts.
- Installed the bass bins within vibration isolation cabinets.
- Reconfigured the speaker to focus the sound in the centre of the dance floor.
- Introduced absorption within the venue to reduce the reverberation time.

1.8. Background Noise Levels within Residential Flats

The following are the background noise levels that have been previously measured within the residential flats. The area around Canal Street remains busy especially on a Friday and Saturday night as several venues stay open to 8:00am the following morning.

Details	Octave Centre Band Frequency (Hz)								
	(A)	32	63	125	250	500	1K	2K	4K
Outside Rooms	32	49	35	32	30	27	24	25	24
Inside Rooms	27	43	28	27	21	20	22	19	19
Equivalent Continuous Sound Pressure Levels, L_{eq} (dB) – reference level $2 \times 10^{-5} \text{ Nm}^{-2}$									

1.9. Normal Threshold of Hearing

For reference the threshold of hearing is taken from ISO 389: Part 7: 2019 entitled “Acoustics: Reference zero for the calibration of audiometric equipment. Reference threshold of hearing under free-field and diffuse-field listening conditions.”

Details	Octave Centre Band Frequency (Hz)								
	(A)	32	63	125	250	500	1K	2K	4K
Threshold of Hearing	--	69	45	28	17	10	8	6	5
Equivalent Continuous Sound Pressure Levels, L_{eq} (dB) – reference level $2 \times 10^{-5} \text{ Nm}^{-2}$									

1.10. Criterion within Residential Flats

The proposed criterion within the residential flats will be set 10 dB below the background noise levels in each octave band unless the level falls below the threshold of hearing. The background noise level is taken on the quieter inner rooms without windows to the outside.

Details	Octave Centre Band Frequency (Hz)								
	(A)	32	63	125	250	500	1K	2K	4K
Criterion within Flats	--	69	45	28	17	10	12	9	9
Equivalent Continuous Sound Pressure Levels, L_{eq} (dB) – reference level $2 \times 10^{-5} \text{ Nm}^{-2}$									

1.11. Observations in Residential Flats

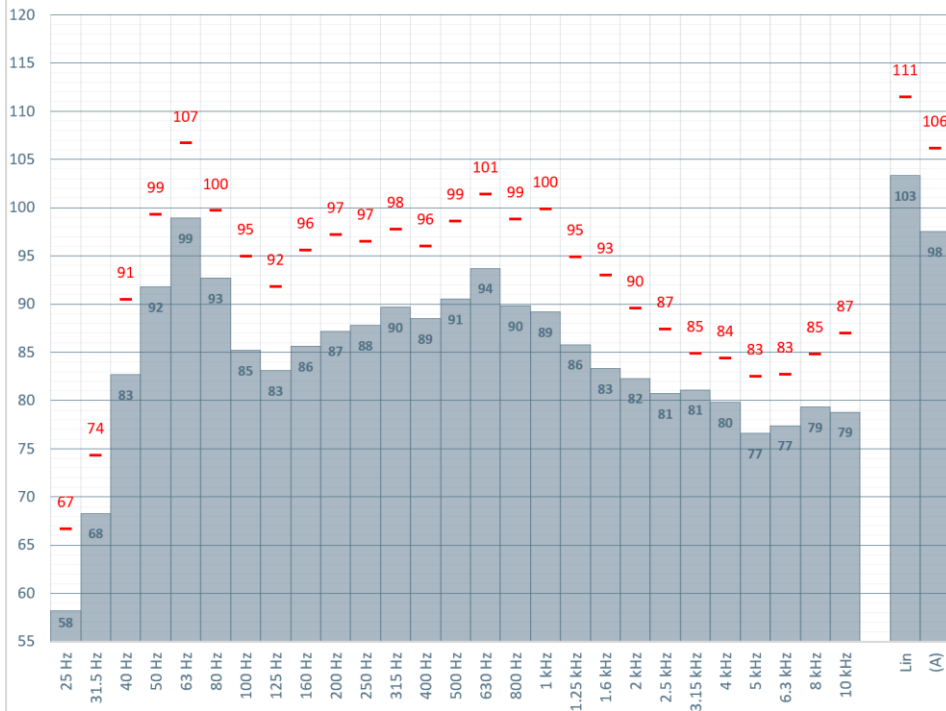
KR Associates (UK) Ltd have now visited several flats over the last couple of months and after the recent completion of the final works can confirm the noise levels within the flats meet the proposed criterion. For the vast majority of the time the music noise should be inaudible to the residents due to the relatively high background noise levels in the area.

1.12. Results of Mitigation Measures

The current acoustic mitigation measures installed at the venue will enable the club to play music at the centre of the dance floor of 96 - 98 dB(A) without disturbing the residents (measured when the club is empty). It is the professional opinion of KR Associates (UK) Ltd that extending the opening hours to 05:30 or beyond on a Friday and Saturday night will not disturb the residents in the flat above.

1.13. Music Limiter Noise Levels

The music limiter was set on the amp-rack within the office and secured so that the levels can't be changed during the normal operation of the venue. The following are the maximum noise levels that will exist on the dance floor. The measurements are undertaken by using a sweeping microphone technique ensuring the microphone does not come within 2.0m of any of the speakers.

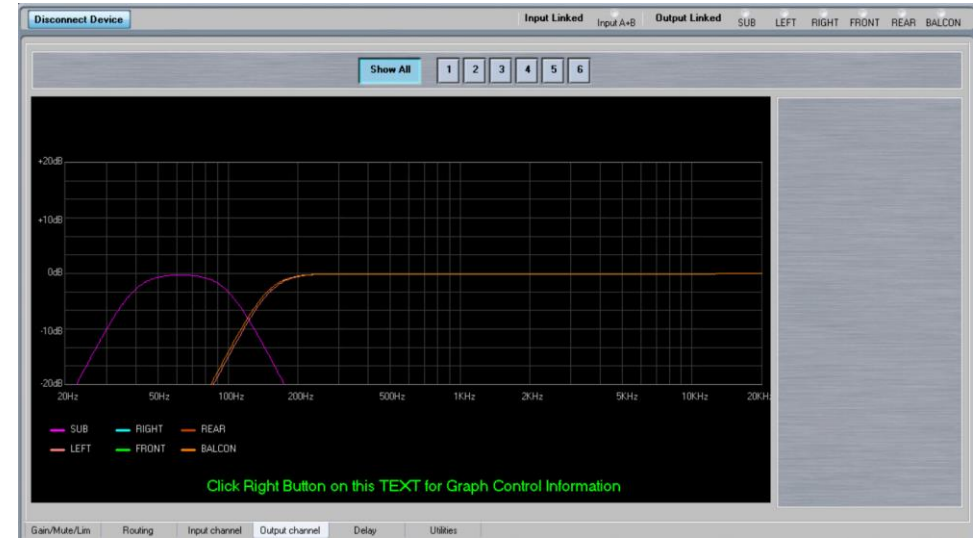


Details	Octave Centre Band Frequency (Hz)								
	(A)	32	63	125	250	500	1K	2K	4K
Maximum Noise Level (L _{Max})	106	91	108	99	102	104	103	95	89
Average Noise Level (L _{eq})	98	83	100	90	93	96	93	87	84

Equivalent Continuous Sound Pressure Levels, L_{eq} (dB) – reference level 2 x 10⁻⁵ Nm⁻²

1.14. Setup of Limiter

The following shows a screenshot of the limiter with the high pass filter on the mid-range speakers and the current profile of the bass bins.



1.15. Previous Complaints

KR Associates (UK) Ltd was previously shown a letter of complaint from David Barnes on behalf of the freeholder and managing agents of 42 – 44 Sackville Street dated in February 2023. The letter was received before any of the mitigation measures had been undertaken.

1.15.1 TriBeCa Operation

The operators of Area are different to the operators of the previous night-club. Area is operated by an established company who have numerous venues in London and other major cities, all of which continue to operate without substantiated complaints due to their proactive approach on noise and working with their neighbours to resolve any issues.

1.15.2 Noise from Patrons

The Area team have developed a world class dispersal policy that is used by many different clubs throughout the country. It is the experience of KR Associates (UK) Ltd that in terms of noise from customers once they leave the venue later opening times tend to stagger when people leave the club as it removes the pinch point. Currently, customers in the Canal Street area expect to be able to stay at a venue until 6:00am or 8:00am.

