

784-B070935: PLOT J2, KINGSWAY BUSINESS PARK, JAMES KEARNS AVENUE, ROCHDALE, OL16 4NR, NOISE TECHNICAL NOTE

Introduction

This document has been produced to support a planning application at Plot J2, Kingsway Business Park, James Kearns Avenue, Rochdale, OL16 4NR. The site has already been built out lawfully in accordance with the existing permission for the use of the site for the storage of operational vehicles (and associated external works).

The new planning application proposals consists of:

“Elevation alterations to include the installation of louvres and installation of ancillary infrastructure for staff welfare, maintenance, security and site operations (including details of sprinkler tank and pump house, amendments to retaining wall and installation of metal grid ramp) and amendments to lighting”.

This technical note seeks to review proposals against a previously submitted Noise Assessments for the site (issued by BWB consulting dated April 2021, Document number JKP-BWB-ZZ-ZZ-RP-LA-0001_NIA_S0_P02) and to determine whether the conclusions of the original assessment remain valid.

Site Location

The site lies within one 1x1km grid square with the Grid Reference X: 391500, Y: 411500. The application site is bounded to the north by Lower Lane followed by an open field, to the west the site is bound by an open field followed by residential properties situated along Lower Lane. The site is bound to the east by John Milne Avenue followed by industrial/commercial properties, and to the south by James Kearns Avenue followed by Causley industrial/commercial properties.

Reference should be made to **Figure 1** for a map of the application site and surrounding area.

Figure 1: Satellite Image of Site and Surrounding Area



Extant Planning Condition

The Plot J2 site already has outline planning permission for development (application ref: 14/00542/OUT). This permission allows for development across the Site in accordance with approved parameter plan (drawing ref: 2013-233/102revA) and is subject to several conditions. Condition 23 of planning permission 14/00542/OUT relates to noise emissions and states:

Condition 23 of the 14/00542/OUT decision notice states:

“Noise emitted from any building within the site or from anything attached to any building or from plant and machinery used in connection with any building shall not exceed:

a) 58dB(A) L_{eq} (15 min.) between 0700 hours and 2300 hours and 48 dB(A) L_{eq} (5 min.) at any other time as measured at the facade of any noise sensitive property (or 55dB(A) L_{eq} (15 min.) and 45 dB(A) L_{eq} (5min.) as free field measurements within the curtilage of any noise sensitive building) outside the boundaries of the site and to the south of the line A-A (or its linear projection) shown on the Council's plan titled "Noise Control Plan"- condition 23, or within the boundary of the site and to the south of the line A-A.

b) 52 dB(A) L_{eq} (15 min) between the hours of 0700 and 2300 and 48 dB(A) L_{eq} (5 min) at any other time as measured at the façade of any noise sensitive property, (or 49 dB(A) L_{eq} (15 min) and 45 dB(A) L_{eq} (5 min) as free field measurements within the curtilage of any noise sensitive building) outside the boundaries of the site and to the north of the line A-A (or its linear projection) and to the south of the line B-B (or its linear projection) shown on the Council's plan titled "Noise Control Plan"- condition 23, or within the boundary of the site, and to the north of the line A-A and to the south of the line B-B.

c) 51 dB(A) L_{eq} (15 min) between the hours of 0700 and 2300 and 45 dB(A) L_{eq} (5 min) at any other time as measured at the façade of any noise sensitive property (or 48 dB(A) L_{eq} (15 min) and 42 dB(A) L_{eq} (5min) as free field measurements within the curtilage of any noise sensitive building) outside the boundaries of the site, and to the north of line B-B (or its linear projection) and to the south of line C-C (or its linear projection) shown on the Council's plan titled "Noise Control Plan"- condition 23, or within the boundary of the site and to the north of the line B-B and to the south of the line C-C.

d) 48 dB(A) L_{eq} (15 min) between the hours of 0700 and 2300 and 43 dB(A) L_{eq} (5 min) at any other time as measured at the façade of any noise sensitive property (or 45 dB(A) L_{eq} (15 min) and 40 dB(A) L_{eq} (5 min) as free field measurements within the curtilage of any noise sensitive building) outside the boundaries of the site and to the north of the line C-C (or its linear projection) shown on Council's plan titled "Noise Control Plan"- condition 23, or within the boundary of the site and to the north of the line C –C.

For the purposes of this condition, line A-A is from the rear of 13 Verdant Way to the rear of 66A Ashfield Lane, line B-B is from Turf Hill Community Centre to the point where the path to the rear of 67 Beechfield Road crosses the boundary of the site and line C-C is from the junction of Stiups Lane with Turf Hill Road to the junction of Knowl Road with Princess Road.

A noise sensitive property is defined as any occupied residential unit or similar property or school classroom, except insofar as the element of the condition which relates to the curtilage of the noise sensitive building shall not include any curtilage of any classroom."

Condition 21 of the 22/01200/Ful decision notice states:

“Noise levels from fixed plant, in conjunction with all other noise from the unit, shall not exceed 52 dB(A) $L_{eq,15mins}$ between 0700 and 2300 hours and 47 dB(A) $L_{eq,5mins}$ at any other time as measured at the façade of any noise sensitive property, (or 48 dB(A) $L_{eq,15mins}$ and 43dB(A) $L_{eq(5mins)}$ as free measurements within the curtilage of any noise sensitive building.”

National Legislation, Planning Policy and Guidance Documents

The BWB 2021 Noise Assessment references the National Planning Policy Framework (NPPF) which was amended in February 2019 and sets out the Government’s planning policies for England and how these are expected to be applied. The NPPF was revised in December 2024¹, however, there are no material amendments to the sections or language that refers to noise. As such, this change has no impact on the conclusions of the Noise Assessment.

Operational Phase Assessment

The operational phase assessment considered noise from vehicle movements, including van storage area usage and potential noise from fixed building services plant noise at the nearest noise-sensitive receptors. The outcome of the noise assessment indicated that van storage, van movements and car movements are unlikely to give rise to an adverse noise impact at noise sensitive receptors.

It is understood that proposals will not result in any additional trip generation, only minor re-distribution across the wider network. Therefore, the overall conclusions of the operational phase traffic assessment are seen as a worst case as they are not expected to increase and hence are still seen to be valid.

It is understood that proposals include for the addition of 8 no. CJTHT-125-4T/6-40 extract fans installed at the dock doors on the south eastern elevation, which are shielded from nearby receptors by the existing units. When assessed at the nearest sensitive properties, noise associated with the extracts (all units operating simultaneously, running at full speed) will be compliant with the existing planning condition.

Conclusion

This document has been produced to support a planning application at Plot J2, Kingsway Business Park, James Kearns Avenue, Rochdale, OL16 4NR. The site has already been built

¹ Ministry of Housing, Communities and Local Government, (2024), ‘National Planning Policy Framework’, London.

out lawfully in accordance with the existing permission for the use of the site for the storage of operational vehicles (and associated external works). Proposals include for elevation alterations.

This technical note seeks to review proposals against a previously submitted Noise Assessment for the site (issued by BWB consulting on April 2021, Document number JKP-BWB-ZZ-ZZ-RP-LA-0001_NIA_S0_P02) and to determine whether the conclusions of the original assessment remain accurate.

On the basis of the information in this report, it is considered that the conclusions contained within the Noise Assessment undertaken by BWB are expected to still be accurate. As such, the proposed development is not predicted to result in significant negative noise impacts during the operational phase.

End of Document

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