



# Acoustic Survey and Assessment for Proposed Residential development at 114 Drake Street, Rochdale, OL16 1PN.

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Prepared for:

Building Design Services  
418 Bury Road  
Rochdale  
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## **1. Introduction**

- 1.1. Martin Environmental Solutions has been commissioned to undertake an acoustic survey and assessment to support a planning application for the conversion to a residential accommodation of the upper floors at 114 Drake Street, Rochdale, OL16 1PN.

### **Site Location and Context**

- 1.2. The development site is situated to the northwest of Drake Street, to the south, the ground floor is to be an office with the first and second floors converted to living accommodation. The adjacent properties consist of a closed public house, with current planning permission for a conversion to residential to the south and a retail shop with accommodation above to the north. To the rear is a private parking area.
- 1.3. An aerial Photograph is enclosed in Figure 1.
- 1.4. Concerns have been raised over the potential impact on the future residents of the development hence the request for this report.



## **2. Policy and Guidance**

- 2.1. The impact of noise can be a material consideration in the determination of planning applications. The planning system has the task of guiding development to the most appropriate locations. It is recognised that on occasions it will be difficult to reconcile some land uses, such as housing, hospitals, or schools, with other activities that generate high levels of noise. However, the planning system is tasked to ensure that, wherever practicable, noise-sensitive developments are separated from major sources of noise (such as road, rail and air transport and certain types of industrial development).
- 2.2. The Government's publication of the National Planning Policy Framework (NPPF), updated in September 2023, states that planning policies and decisions should prevent new and existing development from contributing to or being put at unacceptable risk from, of being adversely affected by unacceptable levels of noise pollution.
- 2.3. The Government have also issued the Noise Policy Statement for England (NPSE). The NPSE clarifies the Government's underlying principles and aims in relation to noise and sets a vision to promote good health and a good quality of life through the effective management of noise while having regard to the Government's sustainable development strategy. The NPSE aims to mitigate and minimise adverse impacts on health and quality of life through the effective management and control of noise.
- 2.4. The NPSE introduces the following terms, although no sound levels are given to represent these, many authorities have identified the sound level criteria in line with the World Health Organisation, BS8233:2014 and BS4142: 2014 levels. The terms introduced by the NPSE are:
- NOEL – No Observed Effect Level (<30dB(A) inside <50dB(A) outside, 10dB below background)
- LOAEL – Lowest Observed Adverse Effect Level (30-35dB(A) inside 50-55dB(A) outside, background to +5dB)
- SOAEL – Significant Observed Adverse Effect Level (>35dB(A) inside, >55dB(A) outside, >+10dB above background)
- 2.5. The sound levels within the brackets of the previous paragraph are those determined as appropriate levels to indicate the relevant effect levels represented by the NPSE.



- 2.6. Other commonly used examples of standards utilised by Local Planning authorities for the consideration of noise impacts include comparison of the likely noise levels to be experienced at a development, with levels that have been recommended by the World Health Organisation (WHO) as Guidelines for the prevention of Community Noise Annoyance and within BS8233: 2014.
- 2.7. The WHO recommended noise levels for outdoor amenity areas (gardens) that should not be exceeded are 55dB(A)  $L_{Aeq,16hr}$  in order to avoid 'Serious Community Annoyance' or 50dB(A)  $L_{Aeq,16hr}$  to avoid 'Moderate Community Annoyance' during the day. For indoor levels WHO set 35dB(A)  $L_{Aeq,16hr}$  during the day to prevent Moderate Annoyance and 30 dB(A)  $L_{Aeq,8hr}$  at night to prevent sleep disturbance.
- 2.8. The WHO guidance also recommends that maximum sound levels at night should not regularly exceed 45dB(A) within bedrooms to prevent sleep disturbance. Regularly is considered to be more than 10 times during any 8-hour night-time period.
- 2.9. BS 8233:2014 'Guidance on sound insulation and noise reduction for buildings' also specifies desirable noise levels to be achieved inside dwellings.
- 2.10. BS 8233:2014 'Sound insulation and noise reduction for buildings – Code of Practice' also specifies desirable noise levels to be achieved inside dwellings. BS 8233 presents two levels, the first between the hours of 07:00 – 23:00 and the second between 23:00 -07:00.
- 2.11. The daytime period suggests internal noise levels of 35dB  $L_{Aeq,16hr}$ , for resting in living rooms and bedrooms while for night-time a level of 30dB  $L_{Aeq,8hr}$  is recommended. Criteria for external areas mirrors that within the WHO guidance.
- 2.12. In addition, the 'ProPG Planning & Noise, Professional Practice Guidance on Planning & Noise, New Residential Development' provides a 4-staged approach to undertaking a risk assessment in relation to anticipated sound levels at new residential development and the provision of mitigation measures. The guidance is principally aimed at sites exposed predominantly to noise from transportation sources.

2.13. The first stage consists of an initial noise risk assessment, based on indicative day and night-time *noise* levels. Simply put, the higher the ambient noise in an area the greater the impact. The levels given are shown below although it should be noted that these are in excess of both the WHO and BS 8233: 2014 guidance.

| Noise Risk Category*                                                                            | Potential Effect if Unmitigated                                       | Pre-Planning Application Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>0 – Negligible</b><br>$L_{Aeq,16hr} < 50dB$<br>$L_{Aeq,8hr} < 40dB$                          | May be noticeable but no adverse effect on health and quality of life | In this category the development is likely to be acceptable from a noise perspective, nevertheless a good acoustic design process is encouraged to improve the existing environment and/or safeguard against possible future deterioration and to protect any designated tranquil areas. A noise assessment may be requested to demonstrate no adverse impact from noise. Application need not normally be delayed on noise grounds.                                         |
| <b>1 – Low</b><br>$L_{Aeq,16hr} 50-63dB$<br>$L_{Aeq,8hr} 40-55dB$                               | Adverse effect on health and quality of life                          | In this category the development may be refused unless a good acoustic design process is followed and is demonstrated via a Level 1 Acoustic Design Statement which confirms how the adverse impacts of noise on the new development will be mitigated and minimised and that a significant adverse impact will not arise in the finished development. Planning conditions and other measures to control noise may be required.                                              |
| <b>2 – Medium</b><br>$L_{Aeq,16hr} 63-69dB$<br>$L_{Aeq,8hr} 55-60dB$<br>$L_{AFmax} > 80dB^{**}$ | Significant adverse effect on health and quality of life              | In this category the development is likely to be refused unless good acoustic design process is followed and is demonstrated via a Level 2 Acoustic Design Statement which confirms how the adverse impacts of noise on the new development will be mitigated and minimised, and clearly demonstrates that a significant adverse noise impact will not arise in the finished development. Planning conditions and other measures to control noise will normally be required. |
| <b>3 – High</b><br>$L_{Aeq,16hr} > 69dB$<br>$L_{Aeq,8hr} > 60dB$<br>$L_{AFmax} > 80dB^{**}$     | Unacceptable adverse effect of health and quality of life             | In this category the development is very likely to be refused on noise grounds, even if a good acoustic design process is followed and is demonstrated via a Level 2 Acoustic Design Statement. Applicants are advised to seek expert advice on possible mitigation measures. Advice on the circumstances when the refusal of a new housing on noise grounds should normally be anticipated is included in the ProPG.                                                        |

2.14. Stage 2, consists of a full assessment of the prevailing ambient noise and requires 4 elements to be considered:

- I. Element 1 – Good Acoustic Design
- II. Element 2 – Internal Noise Level Guidelines
- III. Element 3 – External Amenity Area Noise Assessment
- IV. Element 4 – Assessment of Other Relevant Issues

2.15. A good acoustic design is implicit in meeting the requirements of the NPPF and can help to resolve many potential acoustic issues.



2.16. Details of the criteria considered suitable are provided above for both internal and external sound levels. Element 4 includes such issues as local and national policy, likely occupants, wider planning objectives.

### 3. The Assessment

3.1 In order to obtain representative background sound levels for the area on site monitoring was undertaken over the 18<sup>th</sup>-19<sup>th</sup> March 2024.

3.2 A Cirrus Optimus Green sound level meter was utilised for the monitoring. The meter was placed over 1m from the front façade of the property at a first floor level overlooking the main road.

3.3 The meter was field calibrated at the start and end of the monitoring period with no significant variation and full laboratory calibration certificates are available on request.

3.4 The weather during the monitoring was dry with little to no wind <3m/s.

3.5 The full results are shown in Appendix A, with a summary in the tables below.

| Start Time       | End Time         | Duration | L <sub>Aeq</sub> | L <sub>A90</sub> | L <sub>AMax</sub> |
|------------------|------------------|----------|------------------|------------------|-------------------|
| 18/02/2024 20:00 | 18/02/2024 23:00 | 02:59:58 | 66.6             | 53.4             | 92.4              |
| 18/02/2024 23:00 | 19/02/2024 07:00 | 08:00:00 | 62.9             | 41.5             | 91.8              |
| 19/02/2024 07:00 | 19/02/2024 23:00 | 16:00:00 | 71.2             | 58.6             | 110.1             |
| 19/02/2024 23:00 | 20/02/2024 07:00 | 08:00:00 | 63.3             | 43.1             | 101.4             |
| 20/02/2024 07:00 | 20/02/2024 09:00 | 02:00:01 | 68.3             | 58.6             | 92.6              |

3.6 Background sound levels were dominated by passing traffic. At night the maximum sound levels regularly exceeded were due to passing traffic with levels of 81.9dB(A).

3.7 Given a 15dB attenuation<sup>1</sup> for an open window the sound levels to be experienced by the future occupants are slightly above those identified within the guidance documents detailed in section 2 of the report. Therefore, further mitigation measures are required.

3.8 A detailed calculation has been undertaken in accordance with Annex G of BS8233:2014 – ‘More Rigorous Calculation’ to account for the full structure of the

<sup>1</sup> BS8233: 2014; Guidance on sound insulation and noise reduction for buildings



second-floor bedroom. This has identified that a standard 6/12/6 double glazing unit providing a sound reduction,  $R_w(C;C_{tr})$ , of 33(-1;-3) will be sufficient, when closed, to ensure suitable internal sound levels are maintained through both the day and night-time periods.

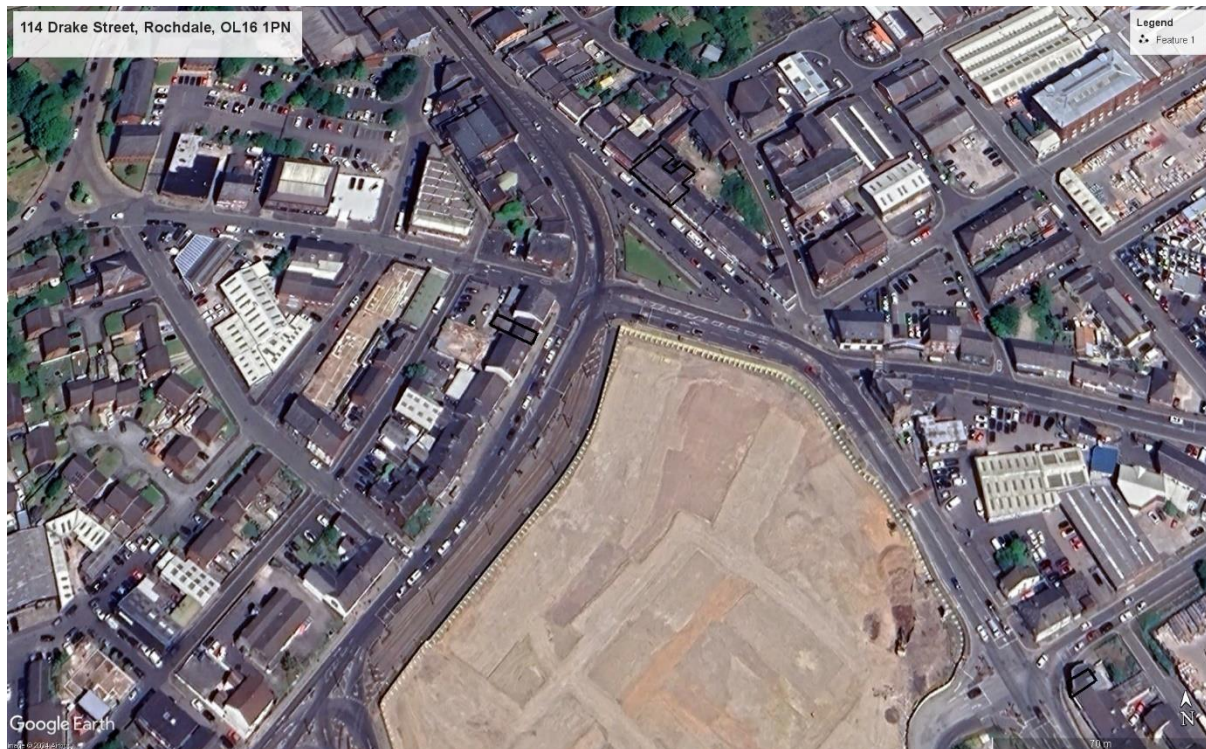
- 3.9 On the first floor the front room will be a kitchen, typically a non-habitable room while to the rear and living room and bedroom over-looking the car parking area. This façade was identified as being significantly quieter than the front façade with no external plant identified.
- 3.10 It is recommended that the same glazing specification be provide for all rooms.
- 3.11 In order to be able to keep windows closed additional ventilation provision must be made for the property. As such it is recommended that a ventilation system is used incorporating acoustic trickle ventilators for all windows to habitable rooms to the proposed properties. The ventilators must achieve a similar of better performance to the windows when open and a number of suitable models are available from suppliers including the Greenwood DN Vent providing 34dB ( $C_{tr}$ ) attenuation or the Titon, Trimvent Select S13 Ventilator providing 33dB ( $C_{tr}$ ) attenuation. Other models and manufacturers area available.
- 3.12 Care must be taken to ensure that windows are well fitted and gaps between the window frame and the brick work are minimised. Where gaps do occur, these should be filled with a suitable acoustic material, not expandable foam. The window frame should be sealed across the full depth of the frame and not just around the edges. This will ensure that sound does not 'leak' around the edge of the frame.



## **4 Conclusion**

- 4.1 On-site monitoring has identified existing background sound levels will result in an adverse impact on the proposed development. As such additional mitigation measures are required.
- 4.2 These have been identified as standard double-glazing units with trickle window vents to ensure a suitable level of ventilation is achieved.
- 4.3 The inclusion of the above mitigation measures to all habitable rooms will ensure that the internal and external sound levels are acceptable and will result in a No Observe Effect on the future residents in line with the Noise Policy Statement for England.
- 4.4 As such the development will meet the objectives of the National Planning Policy Framework in ensuring that no significant adverse impact is experienced by the future residents. The development is therefore considered to be acceptable in terms of noise.

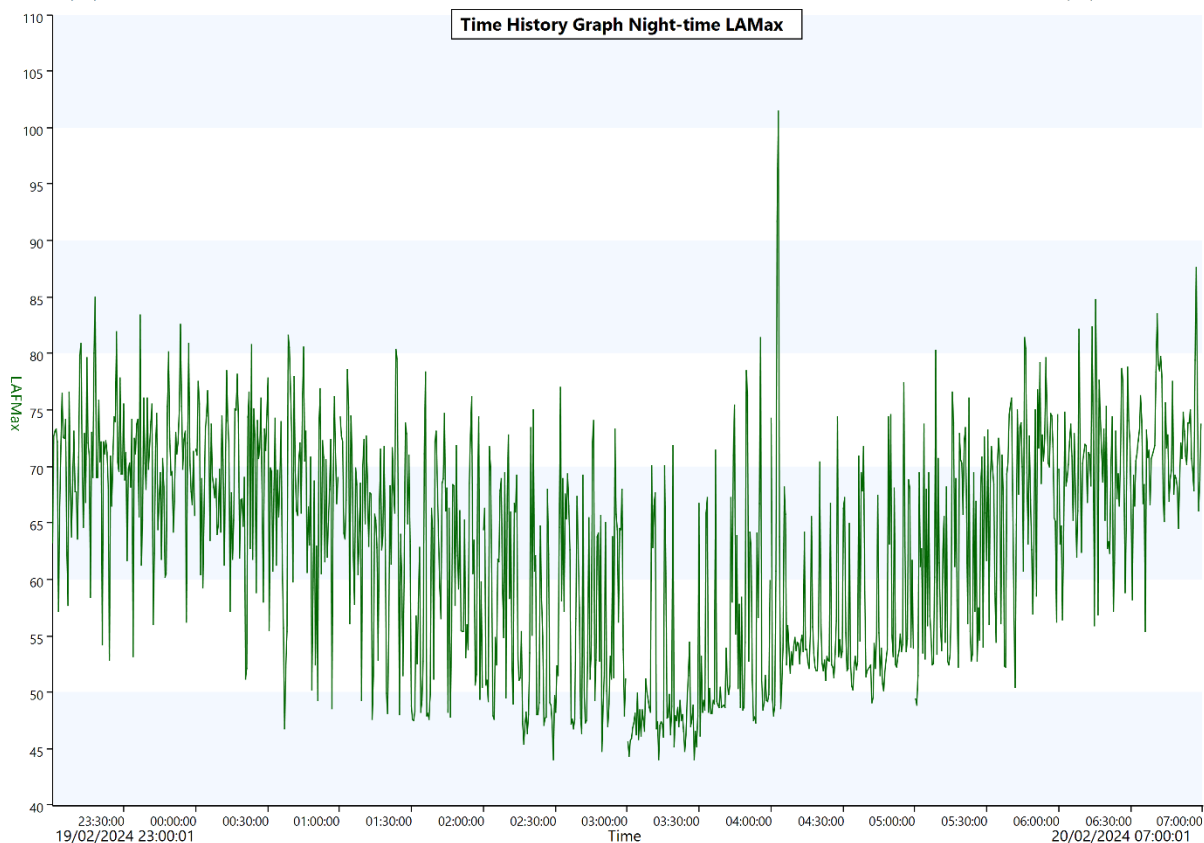
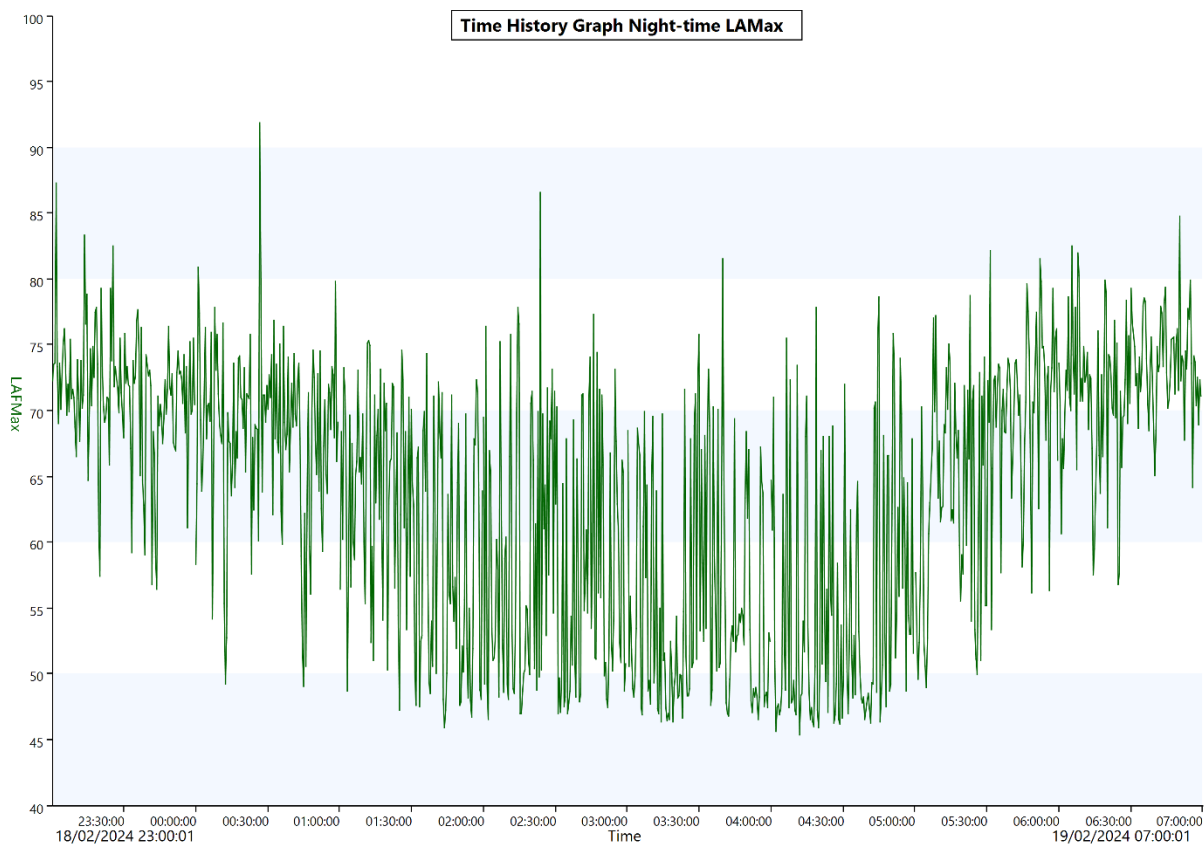
**Figure 1 – Aerial Photograph**





## Appendix A – Full Monitoring Results

| Time             | L <sub>Aeq</sub> (dB) | L <sub>AMax</sub> (dB) | L <sub>A90</sub> (dB) |
|------------------|-----------------------|------------------------|-----------------------|
| 18/02/2024 20:00 | 67.4                  | 92.5                   | 55.0                  |
| 18/02/2024 21:00 | 66.0                  | 83.1                   | 53.5                  |
| 18/02/2024 22:00 | 66.1                  | 86.7                   | 51.6                  |
| 18/02/2024 23:00 | 64.7                  | 87.3                   | 49.5                  |
| 19/02/2024 00:00 | 63.8                  | 91.8                   | 46.2                  |
| 19/02/2024 01:00 | 57.9                  | 75.3                   | 41.1                  |
| 19/02/2024 02:00 | 59.1                  | 86.6                   | 40.3                  |
| 19/02/2024 03:00 | 56.2                  | 81.5                   | 39.2                  |
| 19/02/2024 04:00 | 55.7                  | 78.6                   | 40.4                  |
| 19/02/2024 05:00 | 64.1                  | 82.2                   | 46.5                  |
| 19/02/2024 06:00 | 67.4                  | 84.8                   | 53.4                  |
| 19/02/2024 07:00 | 68.9                  | 85.5                   | 58.4                  |
| 19/02/2024 08:00 | 69.7                  | 85.5                   | 59.4                  |
| 19/02/2024 09:00 | 69.7                  | 88.7                   | 60.4                  |
| 19/02/2024 10:00 | 69.8                  | 92.0                   | 61.0                  |
| 19/02/2024 11:00 | 70.9                  | 99.6                   | 59.6                  |
| 19/02/2024 12:00 | 69.2                  | 90.7                   | 60.9                  |
| 19/02/2024 13:00 | 69.8                  | 92.0                   | 61.0                  |
| 19/02/2024 14:00 | 69.5                  | 89.6                   | 60.8                  |
| 19/02/2024 15:00 | 69.2                  | 89.6                   | 60.7                  |
| 19/02/2024 16:00 | 71.3                  | 98.3                   | 62.0                  |
| 19/02/2024 17:00 | 78.9                  | 110.1                  | 61.0                  |
| 19/02/2024 18:00 | 68.4                  | 89.8                   | 59.2                  |
| 19/02/2024 19:00 | 68.0                  | 91.3                   | 58.2                  |
| 19/02/2024 20:00 | 67.4                  | 85.1                   | 56.2                  |
| 19/02/2024 21:00 | 70.5                  | 99.0                   | 54.6                  |
| 19/02/2024 22:00 | 66.3                  | 82.9                   | 52.9                  |
| 19/02/2024 23:00 | 64.8                  | 84.9                   | 48.9                  |
| 20/02/2024 00:00 | 64.1                  | 81.6                   | 46.4                  |
| 20/02/2024 01:00 | 59.3                  | 80.4                   | 43.7                  |
| 20/02/2024 02:00 | 55.9                  | 77.0                   | 41.7                  |
| 20/02/2024 03:00 | 54.7                  | 81.4                   | 41.2                  |
| 20/02/2024 04:00 | 66.0                  | 101.5                  | 43.2                  |
| 20/02/2024 05:00 | 62.3                  | 81.3                   | 47.8                  |
| 20/02/2024 06:00 | 66.4                  | 87.6                   | 53.2                  |
| 20/02/2024 07:00 | 68.2                  | 91.6                   | 57.8                  |
| 20/02/2024 08:00 | 68.4                  | 92.6                   | 59.3                  |





## Appendix B – Sound Break-in Calculations

|     | Description                                   | Value  |
|-----|-----------------------------------------------|--------|
| Sf  | Total Façade area (m2)                        | 5.355  |
| Swi | Window Area (M2)                              | 0.711  |
| Sew | External wall area (m2)                       | 4.644  |
| Srr | Area of ceiling (m2)                          | 9.18   |
| S   | Total area of elements (sf + Swi + Sew + Srr) | 14.535 |
| V   | Volume of receiving room (m3)                 | 19.278 |
| A0  | Reference absorption area (m2)                | 10     |
|     | Number of ventilators in façade               | 2      |
| A   |                                               | 44.19  |

Day

|                   | Description                           | Single figure | Octave band frequency Hz |       |      |      |      |      |      |
|-------------------|---------------------------------------|---------------|--------------------------|-------|------|------|------|------|------|
|                   |                                       |               | 63                       | 125   | 250  | 500  | 1000 | 2000 | 4000 |
| LAeq              | LAeq daytime                          | 71.2          | 73.8                     | 67.8  | 65.6 | 63.6 | 67.7 | 65.8 | 56.3 |
| Lff               |                                       | 66.7          | 69.3                     | 63.3  | 61.1 | 59.1 | 63.2 | 61.3 | 51.8 |
| Dn,e              | 2500EAW.AC1 - Greenwood               | 45            | 30                       | 41    | 40   | 36   | 47   | 43   | 46   |
| Rwi               | 6/12/6 glazing                        | 35            | 23                       | 25    | 21   | 35   | 42   | 41   | 40   |
| Rew               | cavity no fill                        | 49            | 35                       | 44    | 48   | 41   | 50   | 60   | 70   |
| Rrr               | Slate, 100mm insulation, 15mm plaster | 54            | 17                       | 35    | 45   | 52   | 57   | 57   | 59   |
|                   |                                       |               |                          |       |      |      |      |      |      |
| internal level    |                                       |               | 48.8                     | 27.7  | 26.1 | 20.6 | 14.6 | 15.5 | 3.6  |
| A-weighting       |                                       |               | -26.2                    | -16.1 | -8.6 | -3.2 | 0.0  | 1.2  | 1.0  |
| Internal A-weight |                                       | <b>25.9</b>   | 22.6                     | 11.6  | 17.5 | 17.4 | 14.6 | 16.7 | 4.6  |

Night

|                   | Description                           | Single figure | Octave band frequency Hz |       |      |      |      |      |      |
|-------------------|---------------------------------------|---------------|--------------------------|-------|------|------|------|------|------|
|                   |                                       |               | 63                       | 125   | 250  | 500  | 1000 | 2000 | 4000 |
| LAeq              | LAeq daytime                          | 63.3          | 67.5                     | 62.3  | 58.4 | 57.4 | 59.5 | 57.5 | 50.5 |
| Lff               |                                       | 58.8          | 63                       | 57.8  | 53.9 | 52.9 | 55   | 53   | 46   |
| Dn,e              | 2500EAW.AC1 - Greenwood               | 45            | 30                       | 41    | 40   | 36   | 47   | 43   | 46   |
| Rwi               | 6/12/6 glazing                        | 35            | 23                       | 25    | 21   | 35   | 42   | 41   | 40   |
| Rew               | cavity no fill                        | 49            | 35                       | 44    | 48   | 41   | 50   | 60   | 70   |
| Rrr               | Slate, 100mm insulation, 15mm plaster | 54            | 17                       | 35    | 45   | 52   | 57   | 57   | 59   |
|                   |                                       |               |                          |       |      |      |      |      |      |
| internal level    |                                       |               | 42.5                     | 22.2  | 18.9 | 14.4 | 6.4  | 7.2  | -2.2 |
| A-weighting       |                                       |               | -26.2                    | -16.1 | -8.6 | -3.2 | 0    | 1.2  | 1    |
| Internal A-weight |                                       | <b>19.2</b>   | 16.3                     | 6.1   | 10.3 | 11.2 | 6.4  | 8.4  | -1.2 |



Night Lamax

|                   | Description                  | Single figure | Octave band frequency Hz |       |      |      |      |      |      |
|-------------------|------------------------------|---------------|--------------------------|-------|------|------|------|------|------|
|                   |                              |               | 63                       | 125   | 250  | 500  | 1000 | 2000 | 4000 |
| LAeq              | LAeq daytime                 | 89.1          | 63.2                     | 82.6  | 83   | 75.1 | 67.1 | 63.6 | 60.5 |
| Lff               |                              | 84.6          | 58.7                     | 78.1  | 78.5 | 70.6 | 62.6 | 59.1 | 56   |
| Dn,e              | 2500EAW.AC1 - Greenwood      | 45            | 30                       | 41    | 40   | 36   | 47   | 43   | 46   |
| Rwi               | 6/12/6 glazing               | 35            | 23                       | 25    | 21   | 35   | 42   | 41   | 40   |
| Rew               | cavity no fill               | 49            | 35                       | 44    | 48   | 41   | 50   | 60   | 70   |
| Rrr               | Slate, 100mm insulation, 15r | 54            | 17                       | 35    | 45   | 52   | 57   | 57   | 59   |
|                   |                              |               |                          |       |      |      |      |      |      |
| internal level    |                              |               | 38.2                     | 42.5  | 43.5 | 32.1 | 14.0 | 13.3 | 7.8  |
| A-weighting       |                              |               | -26.2                    | -16.1 | -8.6 | -3.2 | 0    | 1.2  | 1    |
| Internal A-weight |                              | <b>36.4</b>   | 12.0                     | 26.4  | 34.9 | 28.9 | 14.0 | 14.5 | 8.8  |



## **Appendix C - Report Author Details**

This report has been produced by Neil Martin, BSc (Hons), PGDip, CEnvH MCIEH, MIOA.

Neil is the principal acoustic consultant at Martin Environmental Solutions Ltd, a consultancy company specialising in Environmental Health disciplines including environmental noise assessment and control. He holds a Bachelor's degree in Environmental Health and Diploma in Acoustics. He is a Chartered Member of the Chartered Institute of Environmental Health and a Full member of the Institute of Acoustics.

Neil has over 20 years' experience working within a Local Authority Environmental Health setting, principally in the Environmental Protection and Public Health areas and has been working as an acoustic consultant since 2011.

Since its formation, Martin Environmental Solutions has advised and assisted many groups including residents, developers and local authorities about the problems of noise and vibration in the environment and the possible solutions. Neil also acts as an expert witness in the area of acoustics.