

From: [Tahir Rafiq](#)
To: [Anna Hayes](#)
Cc: [Lisa Singleton F](#); [Andrew Gumbley](#); [Melanie Hale](#); [Development Management](#)
Subject: 25/00333/ANM | Former Department Of Work And Pensions Dcs Distribution Centre, Manchester Road, Heywood OL10
Date: 15 May 2025 15:54:41
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Good Afternoon Anna,

The proposal is for the amendment of the wording of planning condition 23 (background noise levels) attached to planning permission 22/01410/FUL. The proposal is in close proximity to residential dwellings within Oldbury Close, Bader Drive and Whitehouse Close as well as the future occupants on the North of Harehills Road. The Applicant had provided a noise survey prepared by Waterman infrastructure & Environment Ltd, Reference: WIE20647-106, Dated: March 2025. A baseline survey was carried out between 21st November 2024 to 19th December 2024 to determine the representative background sound levels at the boundary locations. The proposed updated limits for condition 23 are as follows:

- 45dB(A) LAr, 1hr between 07:00 and 23:00 and 42dB(A) LAr, 15 mins between 23:00 and 07:00, when measured within Oldbury Close, Bader Drive, Whitehouse Close and along the north-west facing boundary of the site; and
- 52dB(A) LAr, 1hr between 07:00 and 23:00 and 48dB(A) LAr, 15 mins between 23:00 and 07:00 when measured along the south and southwest facing boundaries of the site.

Table 2.4 Page 4,5 of the Noise survey prepared by Waterman infrastructure & Environment Ltd, Reference: WIE20647-106, Dated: March 2025 shows the comparison of measured background sound levels with condition 23 criteria. The background noise levels have increased this may be due to the increased development in the locality. The Environmental Protection Team agree with the scope and duration of the monitoring and the increase in the background noise levels from the previous noise assessment prepared by BWB, Reference: 220785, Dated: June 2023.

However there is still likelihood of noise complaints from nearby residents from the operational activities

Kind Regards

Tahir

Tahir Rafiq

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