

Noise Assessment

Introduction

For the benefit of Rochdale Borough Council, this assessment has been produced to support the proposed Planning Application for the site at 475 Oldham Rd, Rochdale OL16 4TD.

The information set out in this assessment details potential noise on the property and noise mitigation measures to be introduced. During the design process, guidance relating to noise within the environment has been taken into consideration and the following report produced to meet any requirements the guidance sets out.

Proposed Scheme

The proposal is to convert the property into 6No. Self contained flats as follows.

- 5No. X 1 Bed, 1 person – 37m²
- 1No. X 2 Bed, 4 person – 50.1m²

Environment

The site is located in Rochdale on the corner of Oldham Road and Argyle Street. The former is host to both a combination of commercial and residential properties and the latter made up of varying forms of residential properties. By day the noise that comes from the traffic and stores is elevated due to intense usage however, by night it is substantially quieter.

Criteria

The following guidance documents and standards, relevant to this development include;

- National Planning Policy Framework (NPPF) 2023
- PPG24- Planning and noise (Now withdrawn)
- World Health Organisation Guidance
- British Standard 8233:2014

In making planning decisions the Local Authority takes into account the noise level as set out in the National Planning Policy Framework 2023. In Paragraph 191 of the NPPF it states that planning policies and decisions relating to them should aim to consider the following points:

- Mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life.
- Identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason;

and,

- Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

Although withdrawn, the Planning Guidance Note PPG24 still provides guidance specifically related to acoustic assessment and design as a criteria for residential properties (this is not currently part of the NPPF document). In PPG24 it sets out clearly the government guidance in relation to the planning powers by the Local Authorities in order to reduce the unfavorable effects of noise in the built-up environment. PPG determines, in particular, Noise Exposure Categories that are directly applicable to new residential developments affected by traffic noise or by other noise sources in which industrial noise is not the dominate.

The World Health Organisation- It was proposed by the World Health Organisation in 1980 that consideration of noise levels at which sleep disturbance could take place and environmental health criteria should be considered. The World Health Organisation amended these guidelines in 1999. It was suggested in the guidance that *an internal LAeq below 30 dB is required to fully preserve the restorative process of sleep.*

In the code of practice for sound insulation there are a variety of building types identified as being affected by general environmental noise (British Standard 8233:2014 - BS8233). It therefore provides recommendations for the control of noise in and around those buildings and suggests that a suitable criteria be used to gauge the limits for a variety of different situations including residential properties.

Room Type	Noise Limit 07:00-23:00 LAeq, 16hr	Noise Limit 23:00-7.00 LAeq, 8hr
Living Room	35	-
Dining Room	40	-
Bedroom	35	30

Recommendations

In the following section below, it sets out the proposed noise measures that are required in order to satisfy the noise assessment criteria so satisfying the noise conditions within the flats.

Potentially, the noise from traffic along Oldham Road would be an issue that could be remedied.

- All External windows to be replaced with high-quality acoustic double glazing. Glazing Specification inc. frame - Airborne sound insulation RW 32dB.

Conclusion

It is proposed that in order to comply with the noise standards as stated in section 3 of this assessment, the following is recommended in order to be protected by the noise mitigation measures indicated above.

- Rw32dB glazing to all bedrooms and living rooms
- Enhanced background ventilation to all bedrooms/living /living rooms to preclude the need to open windows for ventilation in periods of warm weather
- Adequate sound insulation for the facade and ceiling elements of the building.
- Acoustic sound insulation and acoustic plasterboard according to building regulations between the ground floor and the first floor to mitigate any noise between ground and first floor apartments..
- Acoustic sound insulation according to building regulations between the proposed apartments in line with building regulations.