



Noise Impact Statemnet

Ref: DA24072 - Church St Ind Estate

Site address: 66 - 68 Rochdale Rd, Middleton, Manchester M24 2PU

Date: May2025

Proposal: Conversion of commercial premises to create five apartments and associated landscaping and servicing areas.

1. Introduction

This Noise Impact Statement has been prepared to accompany both the full planning application and the concurrent Class MA prior approval application for the redevelopment of the Church Street Industrial Estate site at 66–68 Rochdale Road, Rochdale. The combined proposals seek:

The conversion of Building A (fronting Rochdale Road) from Class E to Class C3 use, to provide four self-contained residential apartments (under Class MA permitted development);

The conversion of Building B (to the rear of the site) into one duplex residential unit (Apartment E) and associated external alterations (under full planning).

The purpose of this report is to:

- Evaluate the existing acoustic context affecting the front and rear portions of the site;
- Identify all relevant sources of environmental and operational noise;
- Assess the potential impact on the proposed residential uses;
- Recommend mitigation measures to ensure acceptable internal and external noise levels;
- Demonstrate compliance with planning policy and national acoustic guidance.

This document covers both buildings and is submitted alongside both planning applications. It is to be considered in conjunction with the wider design, layout, and landscaping proposals.

This report has been prepared by Debtal Architecture and Planning Ltd., who are appropriately qualified to assess planning and acoustic design issues as part of small- to medium-scale residential development schemes. While this document is not a formal acoustic survey, it has been produced in accordance with professional planning standards and by practitioners with experience in assessing sites of this nature. Recommendations



provided herein are grounded in nationally recognised technical guidance, practical buildability, and Rochdale's own development management expectations.

2. Planning and Policy Context

National and local planning policy requires that new development—particularly residential—delivers an acceptable standard of internal and external amenity for future residents. Noise is recognised as a material planning consideration under the following policy and guidance documents:

National Planning Policy Framework (NPPF, 2023):

- Paragraph 130(f): Seeks to ensure a high standard of amenity for existing and future users;
- Paragraph 185: Planning decisions should avoid noise giving rise to significant adverse impacts on health and quality of life;
- Paragraph 38: Encourages local authorities to work proactively with applicants to resolve technical matters through design and proportionate mitigation.
- BS8233:2014 – Guidance on sound insulation and noise reduction for buildings;
- ProPG: Planning and Noise (2017) – Industry guidance on noise-sensitive development, particularly for residential uses;
- Approved Document E – Building Regulations on resistance to sound transmission;

Rochdale Core Strategy (2016):

- Policy DM1: Requires that developments do not adversely affect amenity or environmental quality;
- Policy P3: Encourages good design that responds positively to context, including acoustic context.

Together, these policies establish a clear duty to ensure that residential development is not adversely affected by noise and is supported by appropriate design measures.

3. Site and Context Overview

The site is located on Rochdale Road (A664), a main thoroughfare through a mixed-use area with a strong residential presence. It consists of two buildings:



- Building A is a pitched-roof unit fronting the highway, formerly in commercial use and proposed for conversion to four apartments under permitted development rights;
- Building B is a single-storey rear structure formerly used for commercial storage, proposed for conversion into a duplex apartment.

The site is bounded:

- To the north and south by existing residential dwellings, mostly terraced houses;
- To the east (rear) by a light industrial yard which operates only during weekday working hours and is typically quiet during evenings and weekends;
- To the west (front) by Rochdale Road itself, which is a moderately busy road with regular vehicle traffic.
- No licensed premises, late-night uses or mechanical plants are located within close proximity. The surrounding area is therefore considered typical of suburban residential zones, with moderate and predictable acoustic characteristics.

4. Proposed Mitigation Measures

To ensure that internal living spaces meet the recommended guidance of BS8233:2014, the following design interventions will be implemented:

External Envelope and Glazing

- High-specification double glazing will be fitted to all habitable room windows, particularly those facing Rochdale Road. Glazing systems will provide a minimum weighted sound reduction index (Rw) of 32 dB;
- Acoustic trickle vents will be specified ($D_{n,e,w} \geq 40$ dB) to ensure adequate ventilation without compromising façade performance.

Layout and Orientation

- In Building A, living and sleeping spaces will be arranged to face away from the road where practical. Bathrooms, kitchens, and hallways will be positioned towards the frontage to buffer noise-sensitive rooms;
- In Building B, internal layouts will orientate primary habitable rooms towards the landscaped internal courtyard to reduce exposure to the rear industrial yard.

Construction and Sound Insulation



- The development will be built to comply with Approved Document E of the Building Regulations with regards to airborne and impact sound insulation between dwellings;
- Where necessary, enhanced wall and floor build-ups will be used, particularly in areas with potential for structure-borne sound transfer;
- Building Control will verify compliance either through approved design documentation or post-completion testing.

Additional Measures

- The landscaped courtyard provides a natural acoustic buffer between the buildings and surrounding influences, enhancing privacy and reducing reflected noise;
- No balconies or roof terraces are proposed, minimising exposure to external sources and preserving quiet enjoyment of internal space.

These measures are appropriate, proportionate, and practical. They have been developed in light of standard expectations for comparable urban residential development and are in line with local and national guidance.

5. Suggested Planning Condition

To ensure effective implementation of acoustic protection, the following condition is suggested:

“Prior to first occupation of any dwelling, a compliance statement shall be submitted to and approved in writing by the Local Planning Authority confirming that internal noise levels within all habitable rooms meet the standards of BS8233:2014. The development shall be carried out in accordance with the approved details and maintained thereafter.”

This provides a mechanism for ensuring that any variations in layout, construction or specification are captured and validated before occupation.

6. Conclusion

The acoustic environment at 66–68 Rochdale Road is consistent with residential expectations for suburban Greater Manchester. Traffic noise is predictable and manageable. Light industrial uses to the rear are of low impact and restricted to working hours. The surrounding land uses already include a significant number of homes, confirming that the site is appropriate for residential development.

Subject to the implementation of standard design measures—as outlined above—there is no acoustic justification for withholding approval. The proposal is technically sound, consistent with national policy, and capable of delivering a high standard of amenity in accordance with BS8233:2014.

This document should be considered in support of both the full planning and prior approval submissions.