



25th April 2025

FAO Stuart Howden

Northern Planners
Jubilee Court
Copgrove
N. Yorkshire
HG3 3TB

By email to: stuart.howden@northernplanners.co.uk

Dear Stuart,

DC4846-NL1v4 – Fairway Building & Remedial Contractors Ltd – Ginnell Farm, Broad Lane, Rochdale

1.0 INTRODUCTION

Northern Planners, on behalf of Fairway Building & Remedial Contractors Ltd (Fairway), has appointed Dragonfly Consulting to draft a supporting technical note to inform the planning application for the proposed residential development, located at Ginnell Farm, Broad Lane in Rochdale.

A Noise Impact Assessment (NIA) by Peak Acoustics (Reference: 1608242NR, October 2024) has already been completed to support the planning application. The assessment evaluated noise effects within dwellings and the required performance of sound-insulating elements to achieve desirable internal noise conditions. However, it did not formally assess external amenity spaces, leading to this instruction.

This technical note assesses the likely noise climate in external amenity spaces associated with the development. It references the original planning NIA multiple times and should be read in conjunction with that report.

1.1 Existing Site

The site currently comprises a former agricultural holding, with the buildings on-site reflecting this former use. The site is home to associated residential dwellings, garages, and small-scale agricultural storage. With regard to neighbouring land uses, the Site is located in close proximity to Kingsway Business Park to the north-east, with residential dwellings to the north and west. The M62 borders the site immediately to the south.

1.2 Proposed Development

The proposals seek to achieve the demolition of all existing buildings and residential development of 9no. dwellings, made up of 8 no. semi-detached properties and 1 no. detached property.

www.dragonfly-consulting.com

Tel: 01904 898368 | E-mail: info@dragonfly-consulting.com

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Unit 6 & 8 Grimston Grange, Tadcaster, LS24 9BX

1.2.1 Provision for Noise Mitigation

To enhance the acoustic environment within the external amenity spaces of the proposed development, a comprehensive noise mitigation strategy has been developed by the project team. This strategy reflects a commitment to good acoustic design principles and includes a number of carefully considered measures.

The most significant acoustic barriers have been positioned along the southern and eastern boundaries of the site, where noise levels from the M62 are highest. These represent the tallest barriers within the development and have been located to provide maximum shielding from road traffic noise. In addition, the layout of the site has been designed so that buildings are oriented outwards, facing the main noise sources. This arrangement helps to create a protective built form, further shielding the internal amenity spaces and enhancing their suitability for residential use.

Further details on the development of this strategy can be found in earlier versions of this document, such as DC4846-NL1v2, which references a previous version of the site plan. This information can be provided upon request, if required.

Collectively, these measures reflect a well-considered acoustic design approach that has supported the progression of the development to its current stage, as shown in the proposed site layout presented overleaf (drawing reference: A448 MAS DD XX DR A 102, dated 10/04/25 Mass Architecture).

Figure 1.1
Site Plan & Boundary Treatments



2.0 METHODOLOGY

2.1 Noise Model Input Data

As part of the original planning NIA, Peak Acoustics conducted an extended noise survey at a single location on the southern boundary of the site, bordering the M62. Full details of this survey can be found in the original report.

It is worth highlighting that Peak Acoustics states the average daytime noise level as 74dB $L_{Aeq,T}$ in the main report. However, this figure includes a -3dB correction to account for nearby reflections caused by the adjacent agricultural building.

As this technical note makes use of 3D noise modelling, a level of 77dB $L_{Aeq,T}$ has been used at this location to calibrate the noise models as such reflections are accounted for within the calculation process. The model allows for third-order reflections, hard ground associated with the M62, and the mixed ground conditions in the intervening area.

2.2 Receptor Locations

9 no. point receivers, positioned at a height of 1.5m above ground level (AGL), have been defined within the noise model at each proposed dwelling's rear garden external amenity spaces as per the site layout and mitigation plan detailed above.

2.3 Assessment Criteria

This assessment has been conducted in line with the provisions of BS 8233:2014. Full details of the standard can be found in the main planning report. However, specifically relevant to this assessment, BS 8233:2014 suggests noise limits for external areas of a property, such as gardens. It states that:

"For traditional external areas that are used for amenity space, such as gardens and patios, it is desirable that the external noise level does not exceed 50 dB $L_{Aeq,T}$, with an upper guideline value of 55 dB $L_{Aeq,T}$, which would be acceptable in noisier environments. However, it is also recognized that these guideline values are not achievable in all circumstances where development might be desirable. In higher noise areas, such as city centres or urban areas adjoining the strategic transport network, a compromise between elevated noise levels and other factors, such as the convenience of living in these locations or making efficient use of land resources to ensure development needs can be met, might be warranted. In such a situation, development should be designed to achieve the lowest practicable levels in these external amenity spaces but should not be prohibited."

In addition, the Environmental Health Officer (EHO) handling the application has confirmed:

"Rochdale BC has recognised the context-based flexibility of the outdoor noise criteria and has accepted an absolute maximum level of 58dB(A). This level has been applied to all developments submitted following BS8233:2014 to maintain a consistent approach and protect amenity space. We would recommend that the same criterion is applied to this development, i.e. 58dB(A)."

On this basis, the following assessment adopts an absolute criterion of 58dB(A) as the upper limit for external amenity spaces.

3.0 EXTERNAL AMENITY ASSESSMENT

The results of an assessment scenario are presented in Table 3.1 below.

Table 3.1
External Amenity Assessment

Ref	$L_{Aeq, 16hr}$	Within Criteria
G01	56.6	✓
G02	56.5	✓
G03	57.1	✓
G04	57.3	✓
G05	55.4	✓
G06	54.4	✓
G07	54.4	✓
G08	54.0	✓
G09	53.0	✓

As shown in the table above, noise levels in all gardens are expected to fall below the agreed upper limit of 58dB(A).

4.0 SUMMARY

The site lies adjacent to the M62, a strategic transport corridor where elevated noise levels are a defining feature of the surrounding environment. The finalised development layout incorporates a noise mitigation strategy designed to manage and reduce the impact of this environmental noise, within external amenity spaces.

The strategy includes the placement of physical noise barriers and a layout that makes use of the built form to shield sensitive areas from dominant noise sources. This approach represents a balanced and proportionate response, reflecting the Best Practicable Means of noise control in the context of the site's constraints and opportunities.

The adopted strategy aligns with the objectives of national planning and noise policy, including the National Planning Policy Framework (NPPF) and the Noise Policy Statement for England (NPSE). In the context of the site's location, its relationship to surrounding infrastructure, and the nature of the mitigation employed, the scheme is considered compliant with relevant planning policy and suitable for residential development.

Yours sincerely,



Mark Smith MSc DipANC MIOA
Technical Director
For and on behalf of
Dragonfly Consulting