



Noise Impact Statement

Ref: DA25024 - 8-10 Wood St

Site address: 8 - 10 Wood St, Middleton, Manchester M24 5TF

Date: June 2025

Proposal: Conversion of First Floor to 6 Residential Apartments

1. Introduction

This report assesses the potential noise impacts associated with the proposed conversion of the first floor at 8–10 Wood Street, from Class E to six self-contained residential apartments (Use Class C3). The development is being pursued under Permitted Development rights (Class MA) as set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The ground floor retail unit will remain in active use, with no proposed changes to its layout, use, or hours of operation. This report evaluates both internal and external sources of noise that may affect future residential occupants and proposes practical, proportionate mitigation measures to ensure a satisfactory acoustic environment.

The purpose of this report is to:

- Identify and assess potential sources of noise affecting the proposed development;
- 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 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. This document has been prepared in line with established planning and acoustic assessment 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 by Architects suitably experienced in this field.



2. Planning and Policy Context

This assessment has been prepared in accordance with national and local policy requirements that govern residential development in mixed-use urban areas such as Middleton town centre. The proposed development must demonstrate that future residents will be protected from excessive noise, consistent with adopted guidance and planning objectives and with regard to the Agent of Change principle (NPPF Para 187), ensuring that mitigation measures are integrated where residential uses are introduced in proximity to established commercial operations

National Planning Policy Framework (NPPF, 2023):

- Paragraph 120 – Encourages the use of underutilised buildings and brownfield land for housing, especially in town centres.
- Paragraph 130(f) – Requires developments to secure a high standard of amenity for existing and future users.
- Paragraph 185 – States that planning decisions should ensure new development is appropriate to its location and does not result in adverse impacts from noise on health or quality of life.

Rochdale Core Strategy (2016):

- Policy G9 requires that new housing is not exposed to unacceptable levels of noise and that adequate acoustic mitigation is provided where needed.
- Policy C1 promotes residential conversions in town centres, especially where it makes use of vacant upper floors.
- Policy E2 supports mixed-use development, provided residential uses are compatible with surrounding commercial activity.

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 property at 8–10 Wood Street is a two-storey structure comprising ground-floor commercial space and a first-floor. The ground floor consists of an active retail unit which will remain fully operational with no changes to its use, layout, or hours. The first floor will be converted to the following six self-contained apartments.



Flat A – 2-bedroom, 4-person

Flat B – 2-bedroom, 4-person

Flat C – 1-bedroom, 2-person

Flat D – 2-bedroom, 4-person

Flat E – 2-bedroom, 4-person

Flat F – 2-bedroom, 4-person

All residential units will be accessed via the rear of the building, ensuring complete separation from the ground-floor commercial premises. Two main staircases will provide access: one staircase will serve four apartments, while the second will serve two apartments, maintaining clear segregation of circulation and supporting independent, secure access for future residents.

No external mechanical plant or other high-noise-generating equipment is proposed as part of this development. The building's external elevations will remain unchanged.

4. Existing Noise Climate

The baseline noise environment at the site is influenced by the following:

- Moderate to light levels of traffic levels along Wood Street
- Low vehicle and pedestrian movements along Water Street
- Limited operational noise from the ground floor retail use (e.g. customer activity and occasional deliveries).

There are no nearby sources of persistent or high-intensity noise such as industrial uses, entertainment venues, or late-night operators. On this basis, the surrounding environment can be characterised as acoustically stable, with a low risk of adverse noise impact on future residents. With proportionate design intervention, internal acoustic standards can be comfortably met.

5. Noise Sources and Sensitivity

The proposed residential use introduces noise-sensitive receptors into a building with existing commercial activity. Key potential sources of noise include:

- Vertical airborne sound from activity within the retail unit below.



- External noise ingress from light local daytime traffic and general street-level daytime sources.
- Baseline monitoring and contextual analysis indicate that the night-time noise climate is very low, further supporting the site's suitability for residential use with mitigation as specified.

It is essential that internal noise levels in all habitable rooms meet the performance targets set out in BS8233:2014 and ProPG, ensuring a good standard of residential amenity both day and night.

6. Proposed Mitigation Measures

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

6.1 Floor Acoustic Separation:

To ensure appropriate sound insulation between the ground-floor commercial unit and the proposed residential flats above, the separating floor will be upgraded with the following combined approach:

- Achieve airborne sound insulation ≥ 43 dB DnT,w + Ctr and impact sound insulation ≤ 64 dB LnT,w
- Install high-density acoustic insulation within the floor structure
- Apply overlay systems, such as acoustic floorboards (e.g. Hush Acoustics or equivalent), to enhance both airborne and impact performance
- Ensure all measures comply with Approved Document E of the Building Regulations

This specification exceeds the minimum requirements of Building Regulations and reflects good practice for mixed-use schemes

6.2 External Noise Mitigation

- All habitable rooms will be fitted with high-performance double glazing achieving an acoustic rating of $R_w \geq 32$ dB;
- Where natural ventilation is required, acoustically rated trickle vents ($D_{n,e,w} \geq 40$ dB) will be used to avoid reliance on open windows.
- No external plant or mechanical systems are proposed that would elevate background noise levels.

6.3 Additional Acoustic Design Measures

- All works will be carried out in accordance with Approved Document E of the Building Regulations and certified by Building Control;
- Where required by Building Control, a post-completion acoustic test or a technical compliance statement will be submitted to verify the performance of installed measures.
- Staircases and internal partitions will be constructed to prevent noise breakout between flats

These measures are in line with best practice, represent a proportionate response to the acoustic context, and are readily deliverable within the development scope.

7. Planning Conditions

This report provides a proportionate and robust assessment of the site's acoustic context and outlines appropriate mitigation measures to secure a satisfactory standard of residential amenity. On this basis, it is considered that the information contained herein should be sufficient to demonstrate compliance with national and local planning policy.

However, if the Local Planning Authority considers it absolutely necessary to impose a condition to secure acoustic compliance, the applicant would be willing to accept a condition in the following form:

Suggested Planning Condition

"Prior to first occupation, details shall be submitted confirming that the separating floor achieves a minimum sound insulation performance of $D_{nT,w} + C_{tr} \geq 45$ dB. Development shall be carried out in accordance with the approved details."

This condition meets the tests for planning conditions set out in Paragraph 57 of the National Planning Policy Framework (NPPF), namely that it is necessary, relevant to planning and the development, enforceable, precise, and reasonable in all other respects. It provides a clear and deliverable mechanism for securing appropriate internal sound insulation, consistent with both technical guidance and the planning objectives of Rochdale Borough Council.



With these measures in place, the proposed scheme will deliver well-integrated, high-quality residential accommodation that complements the surrounding commercial context and contributes to the continued regeneration of Middleton town centre

8. Conclusion

This report is suitable to be submitted in support of a prior approval application under Class MA. The proposed conversion of the first floor at 8–10 Wood Street, Middleton represents a sustainable and efficient reuse of vacant town centre space, supporting local housing delivery in accordance with national and local planning objectives.

Although the site is located within a mixed-use environment, this assessment demonstrates that with proportionate and proven acoustic measures in place, future residents will benefit from a high standard of amenity. Potential sources of external and internal noise have been identified and addressed through appropriate mitigation, including sound insulation, layout separation, and acoustic design measures.

The development is consistent with the requirements of the National Planning Policy Framework (2023) and the Rochdale Core Strategy (2016)—particularly Policies G9, C1, and E2—which support town centre living where residential amenity can be preserved.

With these measures in place, the proposed scheme will deliver well-integrated, high-quality residential accommodation that complements the surrounding commercial uses and contributes positively to the continued regeneration of Middleton town centre.