



Azymuth Acoustics UK

Professional Acoustic Services

Noise Impact Assessment

Ref: AA0653

178 Halifax Road, Littleborough,
OL15 8NL

On behalf of

Keystone House

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1.0 Introduction

Azymuth Acoustics UK (henceforth Azymuth) has been contracted by Keystone House perform a Noise Impact Assessment (NIA) in relation to the redevelopment of a site located at 178 Halifax Rd, Littleborough. The proposed development shall consist of 178 Halifax Rd (The Ox Public House). Refurbished apartments, the existing premises are not to be demolished.



Figure 1 – Elevation of proposed The (former) Ox Public House

This noise impact assessment is intended to provide information relating to potential noise levels affecting the site in order to support the detailed planning application for the residential development. In particular, the report sets out the following details:

- The results of a baseline noise survey undertaken in the vicinity of the proposed development
- The appropriate assessment criteria and guidance relating to noise in the environment as associated with this kind of development
- Recommendations to meet the targets as set out by the assessment criteria

It is assumed that all drawings and information provided by the client is up to date and correct.

2.0 Baseline Noise Survey

2.1 Measurement Procedures

The instrumentation used for the NIA consisted of a SvanTek 977 and a SvanTek 971 type 1 precision sound level meter. The equipment was calibrated before and after measurements. The sound level meter measured A-weighted (fast response) noise levels as well as octave bands noise levels for all measurement record.

Unmanned measurements were undertaken using a sound level meter microphone was placed at a distance of ~1 meter from the 1st floor window with clear line of sight to Halifax Rd. These measurements were undertaken between 14:51hrs Friday 13rd March to 9:21hrs on Monday 16th March. These measurements take into account both day and night-time as well as rush hour noise levels. The only other potential noise level identified as part of the noise survey is the kitchen extract system associated with the Chinese Takeaway some 10-11m from the Ox public house site. This noise source has been quantified and assessed as part of this noise assessment alongside the general road traffic noise climate.

Manned daytime noise level measurements were undertaken between 16:49hrs and 17:30hrs on Thursday 19th March 2025.

The noise measurements were undertaken using the sound level meter at the position(s) shown in Figure 2 below:

- Position 1: Halifax Rd (unmanned) (~1m from roadside and ~5.7m from ground)
- Position 2: Parkling Lot (manned) (~10m from roadside and ~16m from kitchen extractor)
- Position 3: Chinese Takeaway Kitchen Extractor (manned) (~0.5m from kitchen extract duct)



Figure 2 – Noise measurement position(s)



2.2 Summary of Measurements

2.2.1 Noise Survey

The following table summarises the results of the noise measurements undertaken at the proposed site in terms of the average daytime and night-time noise levels.

Location	Period	L _{AFmax}	L _{Aeq}	L _{A10}	L _{A50}	L _{A90}
1) First Floor	Day	86.5	72.7	75.3	69.0	59.9
1) First Floor	Night	85.0	66.3	67.8	54.2	44.6
2) Parking Lot	Day	72.7	59.1	61.5	57.6	52.6
3) Kitchen Extractor	Day	84	68.4	70.8	66.6	62.4

Table 1 – Summary of noise measurements

Azymuth assumes that all noise levels measured on-site during the baseline noise survey are typical of the site and all observations taken on-site confirm that this is a reasonable interpretation noise climate for this site.

Full results of the noise levels recorded during the course of the survey are included in Appendix B of this report.

2.3 Description of Noise Climate

The main source of noise affecting the site originates from Halifax Road traffic and potentially the kitchen extractor from Chinese Takeaway restaurant on the building across the side access road.

The weather during the measurement procedures was dry with wind speeds below 5mph.

3.0 Assessment Criteria

In order to assess the extent of any measures required in order to comply with suitable conditions relating to potential noise sources, Azymuth Acoustics UK has reviewed various guidance documents and standards, these include:

- ProPG: Professional Practice Guidance on Planning and Noise (New residential development)
- National Planning Policy Framework 2024
- British Standard 8233:2014
- World Health Organisation Guidelines on Community Noise 2018
- British Standard 4142:2014+A1:2019
- IOA Guide to Noise Requirements of Approved Document O 2024
- Acoustics Ventilation and Overheating Residential Design Guide 2020
- Bromley Noise Technical Guidance

3.1 ProPG: Planning and Noise - May 2017

This Professional Practice Guidance on Planning and Noise (ProPG) has been produced to provide practitioners with guidance on a recommended approach to the management of noise within the planning system in England. The National Planning Policy Framework (NPPF) encourages improved standards of design. The CIEH, IOA and the ANC have worked together to produce this guidance which encourages better acoustic design for new residential development and aims to protect people from the harmful effects of noise.

The Professional Practice Guidance on Planning and Noise States 'The recommended approach is intended to give the developer, noise practitioner, and decision maker an early indication of the likely initial suitability of the site for new residential development from a noise perspective and the extent of acoustic issues that would be faced'. It is important that acoustic design is reviewed at an early stage of the development process.

3.2 National Planning Policy Framework (NPPF) 2024

The NPPF provides guidance to local authorities taking into account noise in making planning decisions. Paragraph 185 of the National Planning Policy Framework (NPPF) states that planning policies and decisions should aim to:

- Mitigate and reduce to a minimum to a minimum potential adverse impacts resulting from new development – and avoid noise giving rise to significant adverse impacts on health and 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;

The NPPF states that the planning system should distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework. In addition, NPPF states that the planning system should 'prevent both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability'.

3.3 British Standard 8233: 2014

BS 8233 provides a code of practice for the sound insulation of a variety of building types affected by general environmental noise. It provides recommendations for control of noise



in and around buildings and suggests appropriate internal ambient noise level criteria / limits for a variety of different situations including residential properties.

The following table summarises the noise limits suggested by BS 8233 applying to residential properties:

Activity	Room	Good Design Range $L_{Aeq,T}$ dB	
		07:00-23:00hrs	23:00-07:00hrs
Resting	Living Room	35	-
Dining	Dining Room / Area	40	-
Sleeping (daytime resting)	Bedroom (at night)	35	30

Table 2 – Noise Limits for Residential Properties Suggested in BS 8233

BS 8233 also states that 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 50dB $L_{Aeq,T}$, with an upper guideline value of 55dB $L_{Aeq,T}$, which would be acceptable in noisier environments.

3.4 World Health Organisation Environmental Noise Guidelines (ENG) 2018

The main purpose of the 2018 WHO guidelines is to provide recommendations for protecting human health from exposure to environmental noise originating from the following sources: transportation (road traffic, railway and aircraft), wind turbines and leisure activities.

The guidelines set out to define recommended exposure levels for environmental noise in order to protect population health. Exposure limits are average levels defined over a period of one year, measured outdoors in free field at the most exposed façade. It should be noted that the document does not provide guideline limit values for multiple noise sources in combination.

The 2018 guidelines supersede the Community Noise Guidelines from 1999. Nevertheless, the document recommends that all CNG indoor guideline values and any values not covered by the current guidelines should remain valid. As such, the following guidance would remain appropriate:

For protection against sleep disturbance inside dwellings, night-time noise levels should not exceed 30dB L_{Aeq} for continuous noise and 45dB L_{Amax} for typical single sound events (which are exceeded 15 times or more per night – see ProPG Appendix A.12 for more details).

To protect the majority of people from being seriously annoyed during the daytime, the outdoor sound level from steady, continuous noise (interpreted as noise from all sources combined) should not exceed 55dB L_{Aeq} on balconies, terraces and in outdoor living areas.

It should be noted that exposure levels defined in ENG and CNG are for guidance purposes as relates potential adverse health impacts and should not be interpreted as absolute limits or regulations.

3.5 British Standard 4142:2014+A1:2019

“Methods for assessing and rating industrial sound” describes methods for rating and assessing sound of an industrial and/or commercial nature. The methods described in this British Standard use outdoor sound levels to assess the likely effects of sound on people who might be inside or outside a dwelling or premises used for residential purposes upon which sound is incident.



- Typically, the greater the difference between background sound and industrial/commercial noise, the greater the magnitude of the impact.
- The lower the rating level is relative to the measured background sound level, the less likely it is that the specific sound source will have an adverse impact or a significant adverse impact. Where the rating level does not exceed the background sound level, this is an indication of the specific sound source having a low impact, depending on the context.
- A difference of around +5dB is likely to be an indication of an adverse impact, depending on the context.
- A difference of around +10dB or more is likely to be an indication of a significant adverse impact, depending on the context.

BS 4142 notes that: “Adverse impacts include, but are not limited to, annoyance and sleep disturbance. Not all adverse impacts will lead to complaints and not every complaint is proof of an adverse impact.”

3.6 IOA Guide to Noise Requirements of Approved Document O 2024

Approved Document O ‘Overheating’ was released in December 2021 and came into effect in England on 15th June 2022. It introduces requirements for various types of residential premises to limit unwanted solar gains in summer and provide an adequate means to remove heat from the indoor environment (Requirement O1 (1)). Requirement O1(2)(a) of the regulation requires that account must be taken of the safety of an occupant, and their reasonable enjoyment of the residence. There is also a requirement (O2(b)) that mechanical cooling may only be used where sufficient heat cannot be removed from the indoor environment without it.

The guide aims to set out a method to demonstrate compliance to the Building Control Body of the noise constraints in Approved Document O. This guide provides clarity for practitioners and regulators so that assessments can be carried out consistently, and the outcome is repeatable and reliable.

Paragraph 3.3 of Approved Document O states that windows are likely to be closed during sleeping hours if noise within bedrooms exceeds the following internal limits:

- 40dB $L_{Aeq,T}$, averaged over 8 hours (between 11pm and 7am)
- 55dB L_{AFmax} , more than 10 times a night (between 11pm and 7am)

The IOA guide also provides the following clarification of the range of external (free field) limiting noise levels (assuming 10dB of attenuation for partly open window and typical room conditions) that generally precludes the simplified method for over-heating calculations (ie above these values they recommend dynamic thermal modelling) based on Approved Document O:

Parameter	High Risk Location	Moderate Risk Location
$L_{Aeq, 8hr}$, averaged over 8hrs between 11pm and 7am	45dB	50dB
L_{AFmax} , more than 10 times a night between 11pm and 7am	60dB	65dB

Table 3 – Noise Limits above which IOA guide recommends dynamic thermal modelling for over-heating assessments

3.7 Acoustics Ventilation and Overheating Residential Design Guide 2020

The Acoustics, Ventilation and Overheating Guide (AVO) is intended to be used by acoustic practitioners as well as all those involved in the planning, development, design and commissioning of new dwellings.

It recommends an approach to acoustic assessments for new residential developments that take due regard of the interdependence of provisions for acoustics, ventilation and overheating. Application of the AVO Guide is intended to demonstrate good acoustic design as described in the ProPG, when considering internal noise level guidelines.

3.8 Recommended Noise Assessment Criteria

Based on the guidance above it is recommended that the following criteria would be reasonable with the aim of minimising the impact of the environmental noise on the proposed new residential accommodation:

- Daytime noise levels not to exceed 35dB $L_{Aeq, 16hr}$ in living rooms / bedrooms
- Daytime noise levels not to exceed 40dB $L_{Aeq, 16hr}$ in dining room / kitchen
- Night-time noise levels in bedrooms not to exceed 30dB $L_{Aeq, 8hr}$
- Night-time single sound events in bedrooms not to exceed 45dB L_{Amax} more than 15 times a night
- Noise levels in external amenity spaces to not exceed 50dB $L_{Aeq, T}$, with an upper guideline of 55dB $L_{Aeq, T}$ in noisier environments

Table 4, Note 5 of BS 8233:2014 states: 'If relying on closed windows to meet the guide values, there needs to be an appropriate alternative ventilation that does not compromise the façade insulation or the resulting noise level. If applicable, any room should have adequate ventilation (e.g. trickle ventilators should be open) during assessment.'

Given the location of the site in Greater Manchester the proposed development has been identified as a moderate risk location, as per IOA guidance on Approved Document O. As such Azymuth would recommend the following external (night-time) noise level limits above which dynamic thermal modelling is recommended:

- 50dB $L_{Aeq, T}$, averaged over 8 hours (between 11pm and 7am)
- 65dB L_{AFmax} , more than 10 times a night (between 11pm and 7am)



4.0 Assessment of Results

4.1 Assessment of Noise Risk

The following noise and overheating risk assessment highlights the level of risk of an adverse effect based on the guidance from the ProPG and AVO guidance documents.

Where calculated noise levels have been used in the assessment these have been derived from the SoundPLAN noise model.

Location	Time of Day	Measured/ Calculated Noise Levels (dBA)	ProPG Risk of Adverse Effect	AVO Guide Risk (overheating) Category	A.D.O
Halifax Road South Elevation	Daytime L_{Aeq} , 16hr	73 Measured	High	High	n/a
	Night-time L_{Aeq} , 8hr	66 Measured	High	High	Window Closed (not bedroom)
(Parking Lot) South West Elevation	Daytime L_{Aeq} , 16hr	63 Calculated	Low/Medium	Medium/High	n/a
	Night-time L_{Aeq} , 8hr	56 Calculated	Medium/High	High	Window Closed (not bedroom)
Rear / NorthWest Elevation	Daytime L_{Aeq} , 16hr	53 Calculated	Negligible/Low	Low/Medium	n/a
	Night-time L_{Aeq} , 8hr	47 Calculated	Negligible/Low	Low	Window Open (bedroom)

Table 4 – Noise risk assessment for The (former) Ox Public House

As shown above the site generally possesses a low to high risk of adverse noise affect and overheating as per the ProPG and AVO guidance documents respectively, with the higher risk noise levels being located along the front Halifax Road elevations.

The AVO guide gives the following example outcomes for noise that may be perceived as present and disruptive:

“Having to keep windows closed most of the time because of the noise. Potential for sleep disturbance resulting in difficulty in getting to sleep, premature awakening and difficulty in getting back to sleep. Quality of life diminished due to change in acoustic character of the area.”

4.1.1 Approved Document O Assessment of Noise Levels

The calculated worst-case night-time noise levels indicate exceedances in the ADO noise limits for the Halifax Rd elevation, however, ADO is not strictly applicable for a refurbishment or conversion project.

4.2 SoundPLAN Model

Azymuth has undertaken acoustic modelling with the SoundPLAN noise modelling software to predict and visualise the impact of noise on the proposed development site.

4.2.1 Grid Noise Maps (GNM)

Azymuth have produced the following GNM for day and night.

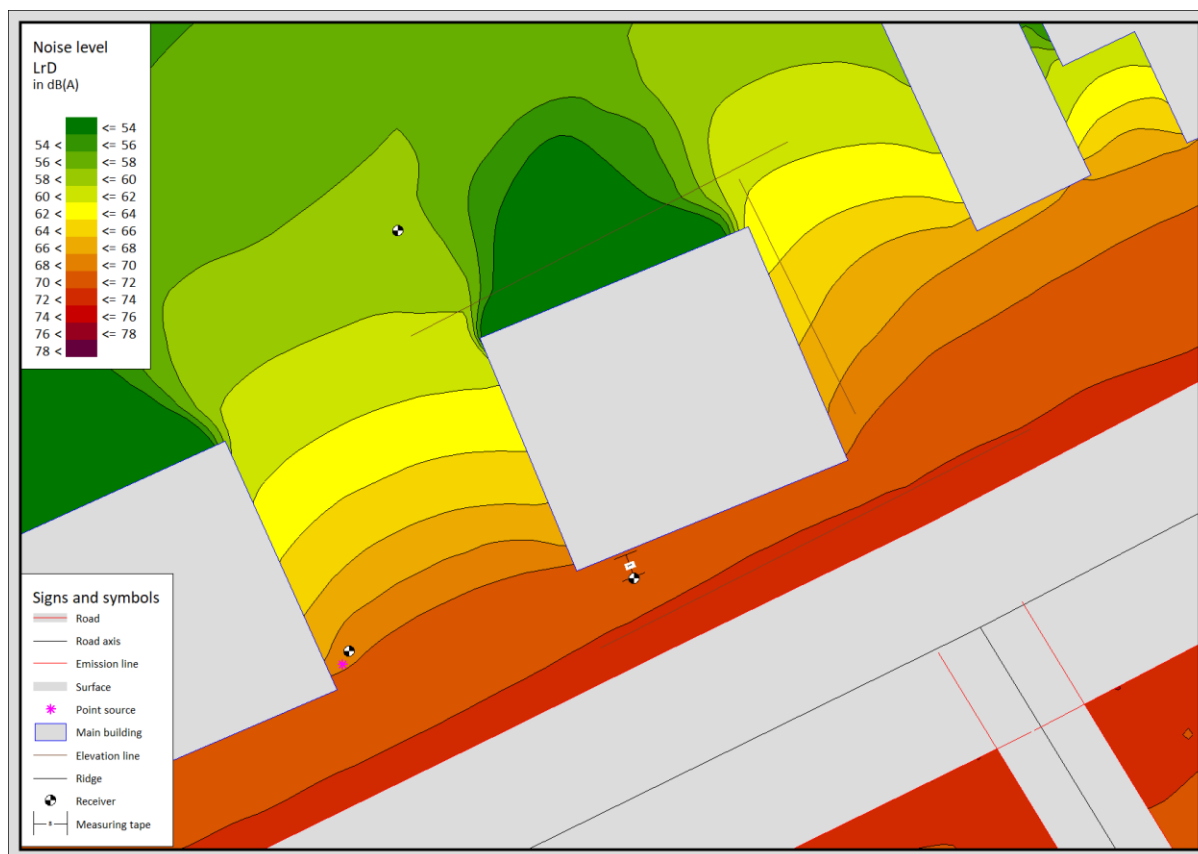


Figure 3 – Daytime GNM, The Ox Public House

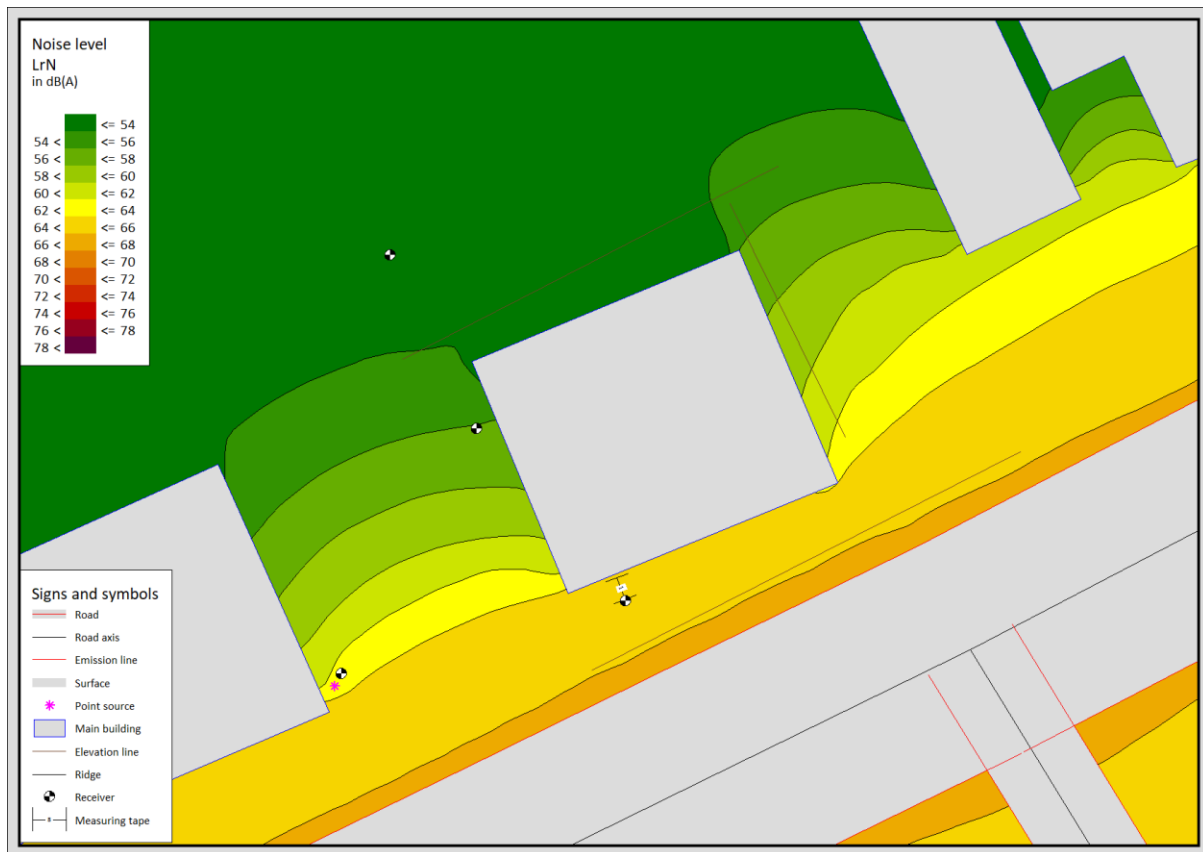


Figure 4 – Night-time GNM, The Ox Public House

4.2.2 Façade Noise Map (FNM)

Azymuth have produced the following FNMs.

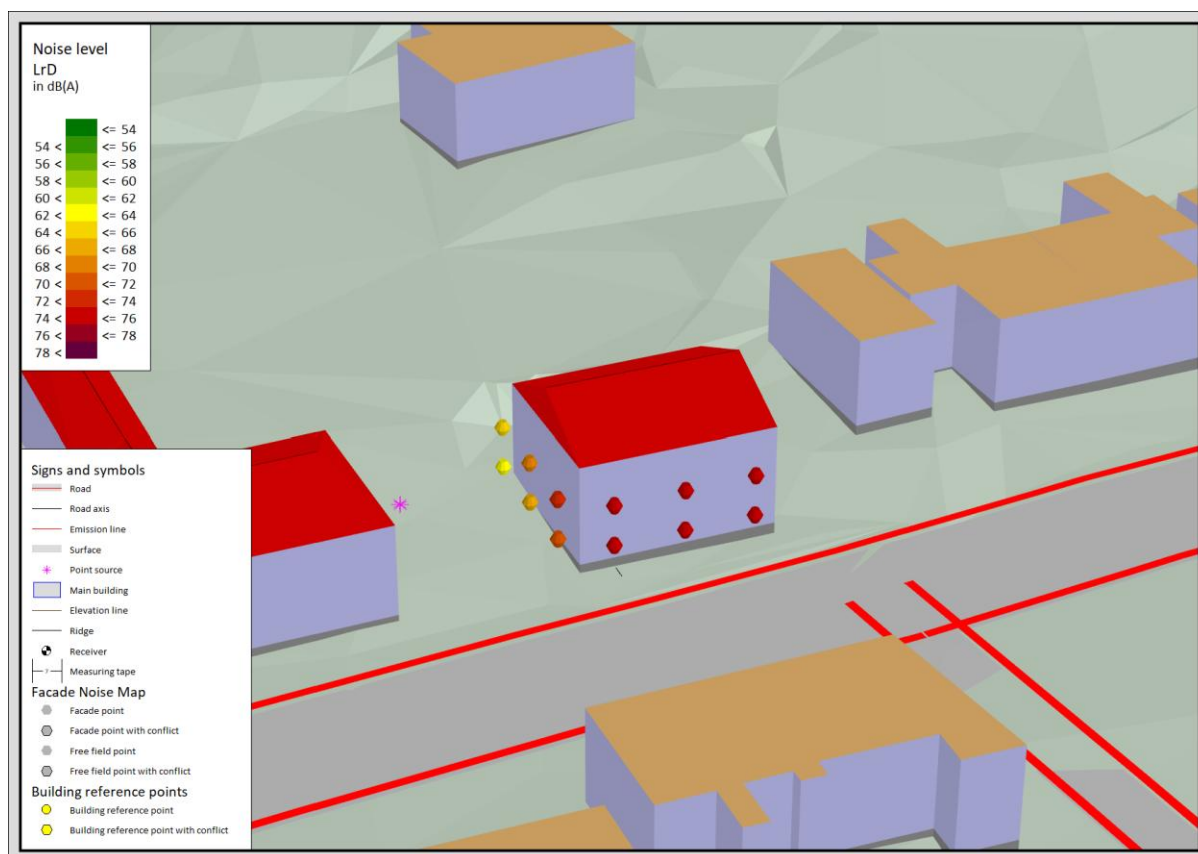


Figure 5 – Daytime FNM, The Ox Public House

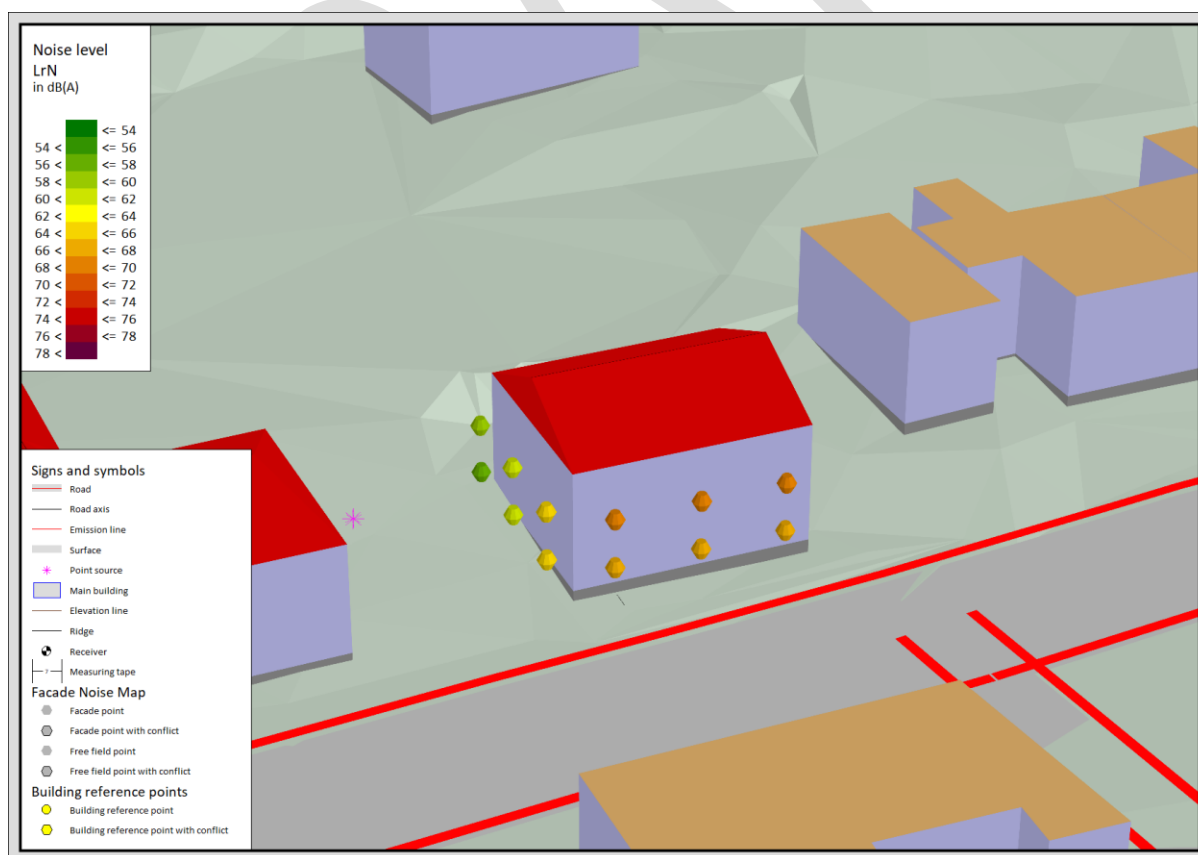


Figure 6 – Night-time FNM, The Ox Public House



5.0 Recommendations for Noise Mitigation

Based on survey data and the predicted noise levels derived from SoundPLAN, Azymuth have produced the following recommendations in order to mitigate the effects of noise within the proposed development. If these recommendations are followed, noise levels within the development will satisfy the criteria as set out in Section 3.9.

NB all recommended mitigation specifications are subject to good workmanship and for materials to be installed as the manufacturer intends. Any poor workmanship may lead to weaknesses in the sound attenuation provided by the building elements.

Azymuth would recommend that a detailed BS 8233 break-in calculation is undertaken when the building envelope construction has been finalised in order to confirm that internal ambient noise level targets will be achieved.

5.1 Recommended Glazing Specification

The table below outlines the glazing specifications Azymuth would recommend in order to achieve the specified internal ambient noise level targets.

Location (Habitable Spaces)	Glazing Specification	Appropriate Glazing Types
Elevations facing directly onto Halifax Road	Any building regulations approved min. 40dB R_w and 34dB R_w+C_{tr}	Acoustic glazing e.g 6 mm / 16 mm argon / 6.8 mm Pilkington Optiphon™ good quality double glazed units
All other elevations	Any building regulations approved min. 32dB R_w and 28dB R_w+C_{tr}	Standard Glazing, eg 6 mm / (6 - 16 mm) / 4 mm

Table 4 – Azymuth recommended glazing specification for Orpington High Street development

5.2 Recommended Ventilation Specification

Table 5 outlines the recommended ventilation that should be paired with the glazing specifications to ensure the appropriate sound insulation targets are met. With reference to the AVO and ProPG guidance, Azymuth recommends the following ventilation specification to ensure sufficient air flow to dwellings whilst also achieving internal noise level targets.

Location (Habitable Spaces)	Ventilation Specification	Appropriate Ventilation Types
All dwellings	Any Building Regulations Approved Document F Mechanical Ventilation with sufficient airchanges to minimise overheating in the living rooms facing Halifax Rd	All air inlets/outlets should be appropriately attenuated. Where trickle vents are used on the Halifax Rd elevation these should be rated at min D_{new} 39 dB

Table 5 – Azymuth recommended ventilation specification for the conversion of the former Ox Public House

5.3 Mitigation Specifications

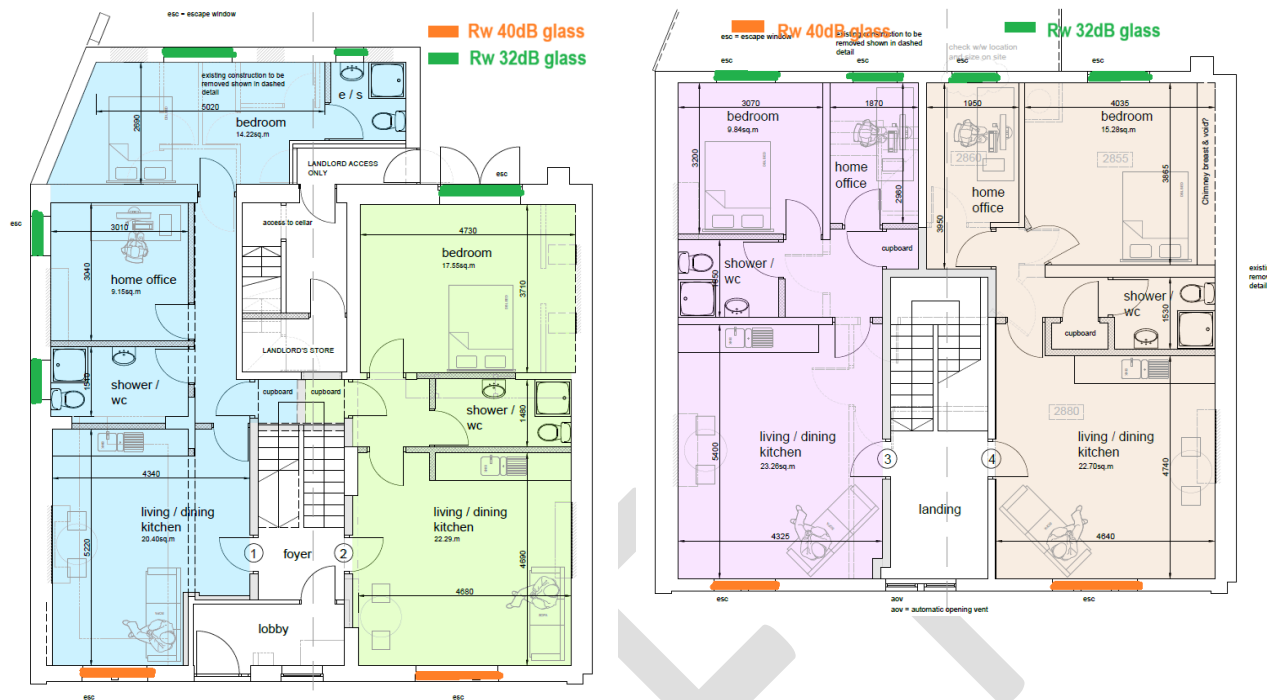


Figure 7 – Mitigation specifications for conversion of former Ox Public House.

The mitigation specifications as shown above should be applied to all relevant floors as per the above .

5.4 Other Elements of Building Envelope

Other elements of the building envelope should have the following sound insulation performance:

- External Walls: minimum sound insulation 55dB R_w . This minimum is likely to be significantly exceeded by a normal brickwork façade. In this instance the existing masonry walls are deemed to fully comply with the target 55dB R_w .
- Roof: minimum sound insulation 45dB R_w . This minimum would likely be exceeded with a traditional slate or tile roof with mineral wool loft insulation above plasterboard ceilings as per the likely construction present here for the 1st floor level of this development.

6.0 Summary

Azymuth have undertaken a Noise Impact Assessment (NIA) in relation to a refurbishment development consisting of The Ox Public House to be located on 178 Halifax Rd, Littleborough.

The main source of noise affecting the proposed development site originates from traffic on the surrounding local roads.

Azymuth have undertaken a baseline noise survey in the vicinity of the site through both manned and unmanned measurements. The unmanned measurement measurements were undertaken using the sound level meter microphone placed at a distance of ~1 meter from the window with clear line of sight to Halifax Rd.

Daytime ambient noise levels were measured to be ~72.8dB $L_{Aeq,16hr}$ on Halifax Rd (unmanned) and 68.4~dB $L_{Aeq,16hr}$ on the parking lot (manned).

Nighttime ambient noise levels were measured to be ~ 66.2 $L_{Aeq,17hr}$ on Halifax Rd (unmanned)

The site generally possesses a low to high risk over adverse noise affect and overheating as per the ProPG and AVO guidance documents respectively.

Azymuth have produced a noise model in SoundPLAN 9.1 to predict and visualise the effect of noise on the proposed development.

Azymuth have provided the following recommendations to mitigate the effects of noise to the internal areas of the proposed development.

Glazing

- Elevations facing directly onto Halifax Road: min. 40dB R_w and 34dB R_w+C_{tr}
- All other elevations: min. 32dB R_w and 28dB R_w+C_{tr}

Ventilation

- Rear facing bedrooms can rely on open windows at night owing to the lower noise levels at the rear of the premises.
- It is recommended that adequate ventilation is provided for the front (Halifax Road) facing elevations occupied by the living rooms to that comfortable can be maintained even when these front facing windows are assumed to be predominantly closed.

Other Elements of Building Envelope

- External walls: min. 55dB R_w
- Roof: min. 45dB R_w

If the recommendations are to be adhered to then noise levels inside dwellings shall satisfy the assessment criteria contained within Section 3.9.



Appendix A – Glossary of Acoustic Terms

Decibel (dB)

This is the unit used to measure sound. The human ear has an approximately logarithmic response to acoustic pressure over a very large dynamic range (typically 20 micro Pascal to 100 Pascal).

dB (A)

This is a measure of the overall noise level of sound across the audible spectrum with a frequency weighting (i.e. A-weighting) to compensate for the sensitivity of the human ear to sound of different frequencies. The A-weighting curve is implemented in sound level meters using an electronic filter that approximately corresponds to the frequency response of the ear.

Octave Band Noise Level

The human ear is sensitive to sound over a range of frequencies between approximately 20Hz to 20kHz. The ear is also generally more sensitive to medium and high frequencies than to low frequencies. In order to define the frequency content of a noise, the spectrum can be divided into frequency bands. The most commonly used frequency bands are octave bands, in which the mid-frequency of each band is twice that of the band below it.

L_{Aeq}

This is the equivalent steady sound level in dB(A) containing the same acoustic energy as the actual fluctuating sound level over a given time period.

Reverberation Time (RT or sometimes T_{30} or T_{60})

This is the time taken for the reverberant sound energy in an enclosure to decay one millionth of its equilibrium value, i.e. by 60dB, after the source has been switched off. The reverberation time is frequency dependent and it is customary to measure its value in octave or one-third octave bands. Reverberation occurs when sound waves are repeatedly reflected from each surface of the room.

Sound Reduction Index (SRI)

Difference measured between the amount of energy flowing towards the wall in the source room and the total amount of energy entering the receiving room (usual range 100 - 3150Hz for one third octave band values). The SRI varies with frequency and is measured in a laboratory in either octave or one-third octave bands.

$SRI = L_1 - L_2 + 10 \log (S/A)$, where:

L_1 = Noise level in the source room

L_2 = Noise levels in the receiving room

S = Surface area of test specimen

A = Equivalent acoustic absorption area in the receiving room

Weighted Sound Reduction Index (R_w)

This is a weighted single figure descriptor of the sound insulation performance of a partition measured under laboratory conditions. The procedure used to quantify the R_w is to compare the sound reduction index (SRI) in each of the one-third octave bands from 100Hz to 3150Hz against a set of standard reference curves.

Appendix B – Noise Survey Data

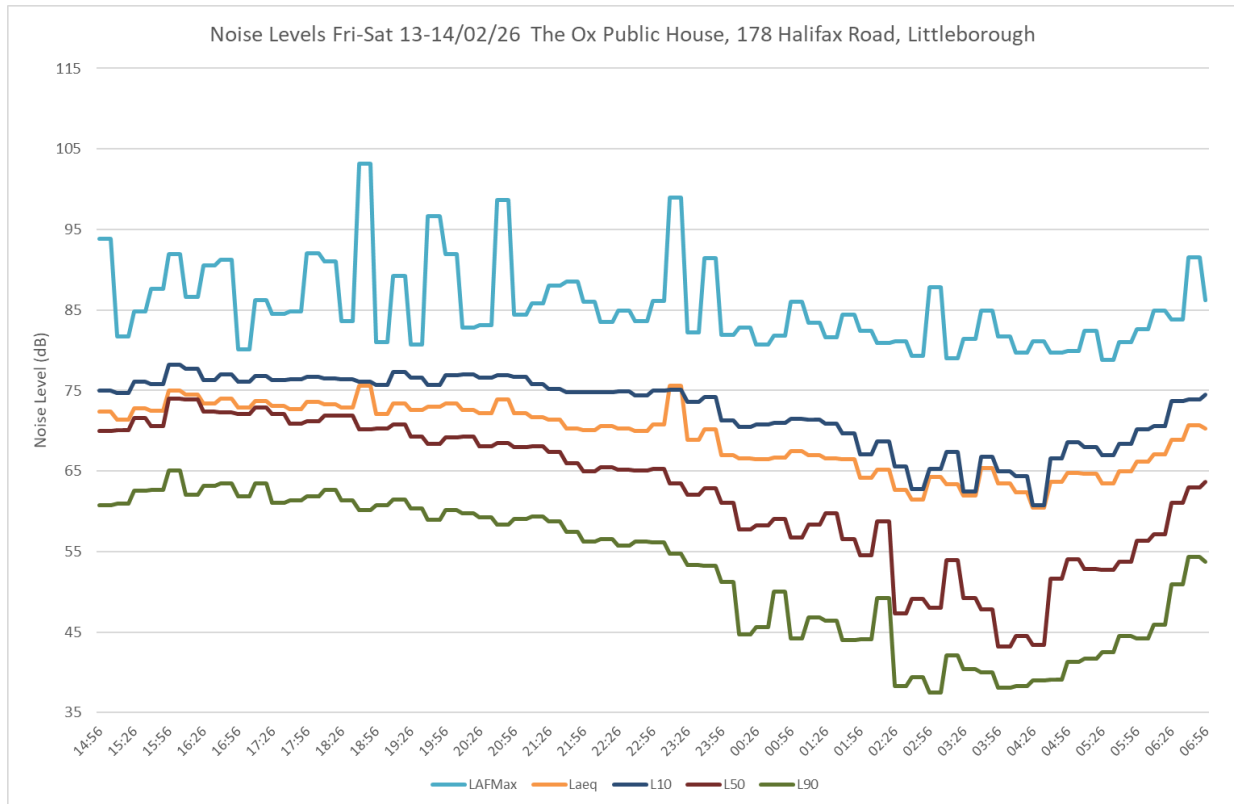


Figure B1 – Friday afternoon to Saturday morning noise measurement results

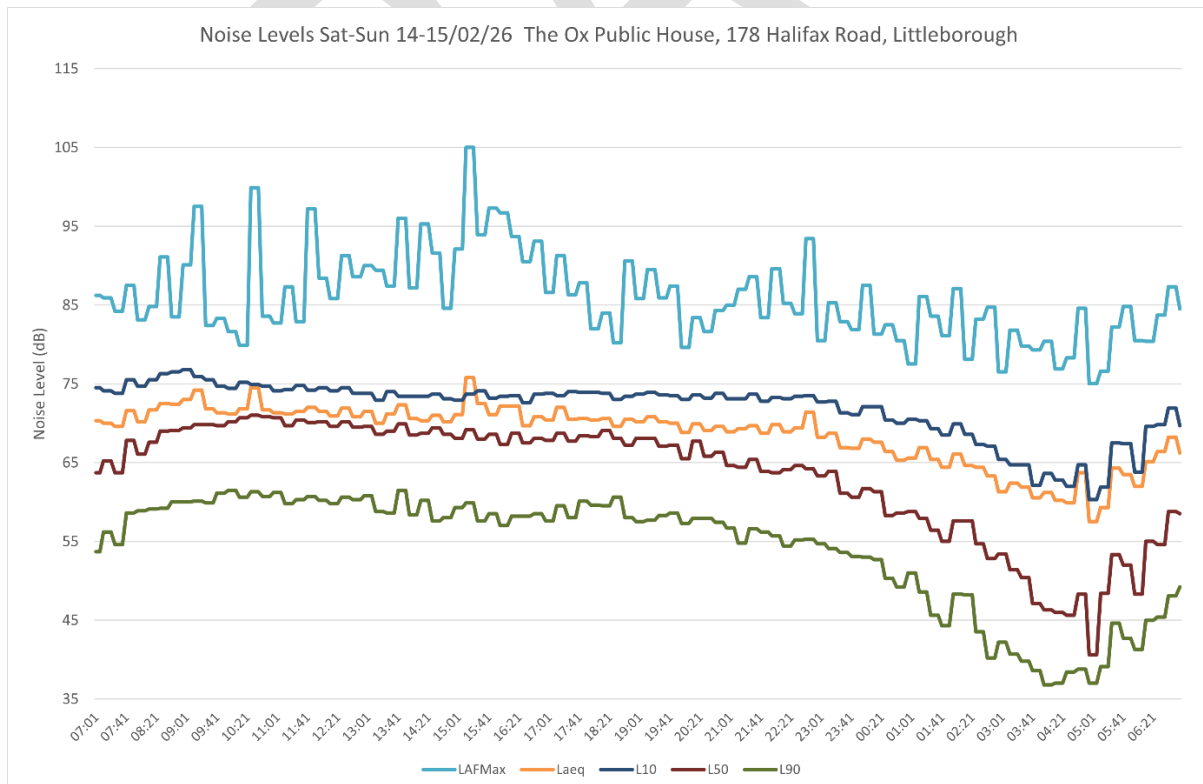


Figure B2 – Saturday afternoon to Sunday morning noise measurement results

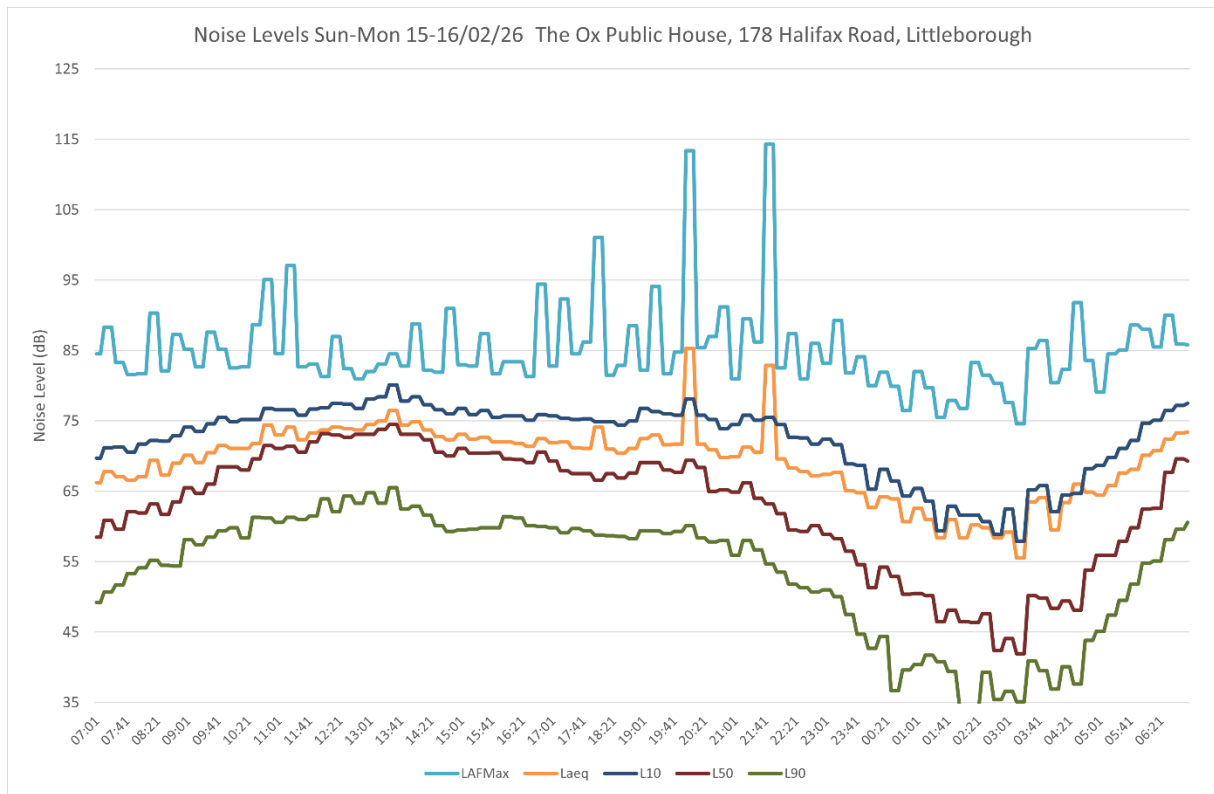


Figure B3 – Sunday afternoon to Monday morning noise measurement results

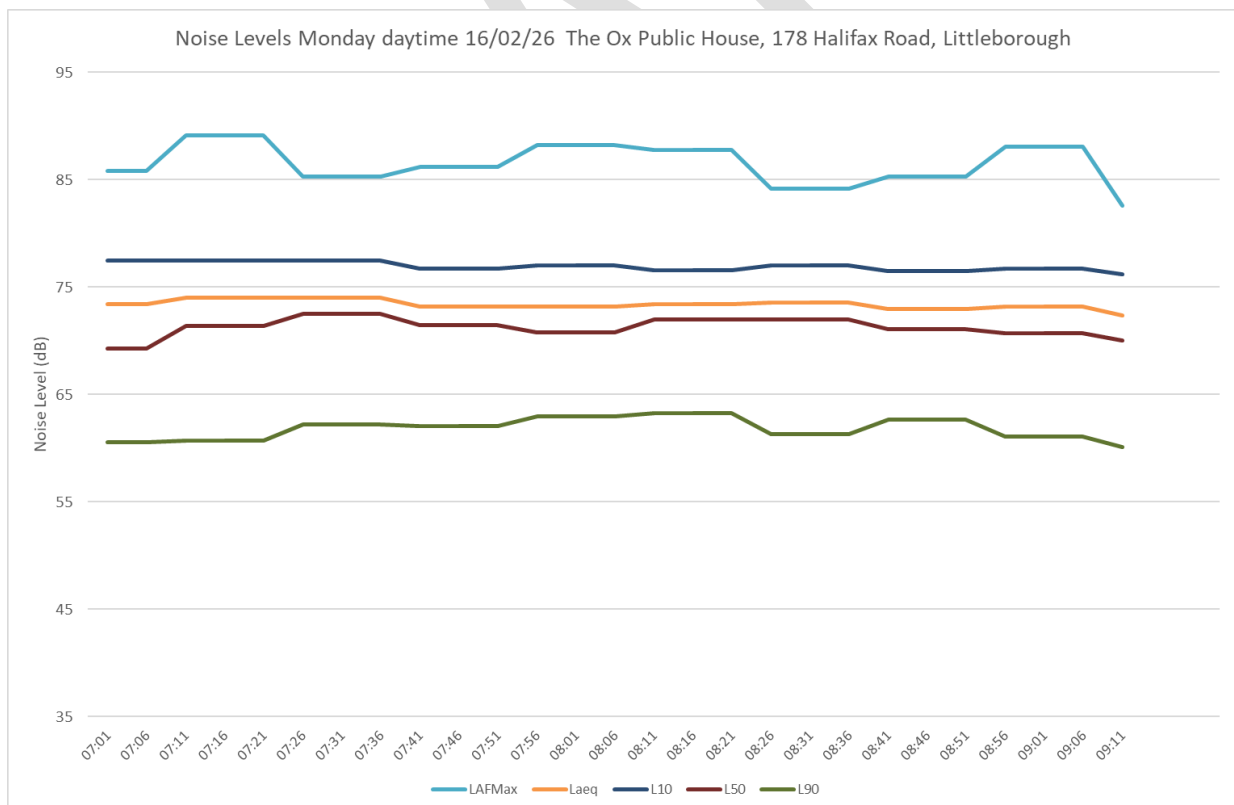


Figure B4 – Monday morning noise measurement results



Start	Position	L _{Amax}	L _{Aeq}	L _{A10}	L _{A50}	L _{A90}
Thursday 19 th March 2026 Evening						
16:49:00	2	66.4	59.2	61.8	58.7	53.3
16:54:00	2	77.7	58	60.4	56.6	52.1
16:59:00	2	70.5	58.3	60.8	57.1	52.6
17:04:00	2	76.8	59.8	62.1	58.2	53.2
17:09:00	2	76.6	60.6	63	56.9	52.8
17:14:00	2	74.9	59.4	61	58	53.1
17:19:00	2	69.2	58.4	61	57.9	52
17:24:00	2	69.2	58.7	61.9	57.4	51.5
17:30:00	3	84	68.4	70.8	66.6	62.4

Table B1 – Fully tabulated manned noise measurement results