



JAMES CAMPBELL ASSOCIATES LTD

CHARTERED ARCHITECTURAL SERVICES



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Our ref: 22.2812

Your ref:

Noise Assessment

Address: 35A Smithy Bridge Road, Littleborough Rochdale

PROPOSED CONVERSION OF EXISTING GARDEN OUTBUILDING TO FORM COFFEE COUNTER SALES AREA ANCILLIARY TO THE EXISTING RESIDENTIAL USE.

The proposed coffee counter is located within an existing timber outbuilding positioned approximately 16 metres from the railway line and Smithy Bridge train station.

The surrounding environment is therefore already subject to intermittent noise associated with passing trains and associated station activity, general road traffic along Smithy Bridge Road. The proposed use is not expected to introduce any significant additional noise do to no amplified music or speakers proposed with no mechanical plant or extraction systems are required for operation. Equipment is limited to small-scale coffee preparation appliances with no seating or congregation areas provided reducing customer interaction to only brief and transactional interactions.

The limited opening hours (07:00–09:30 and 14:00–16:00) further reduce any potential for disturbance, avoiding evening and late-night periods.

Given the small scale of the operation and the existing ambient noise environment, it is considered that the proposal will not give rise to any adverse noise impacts on neighbouring residential amenity.

Accordingly, a detailed acoustic assessment is not considered necessary.