

Hi Nick,

The Environmental Protection Team have reviewed the I have reviewed the Noise Assessment prepared by Miller Goodall Ltd, Ref: NA103422-RPT01-V2, dated 25 February 2026, in support of the proposed residential development at Waterfold Lane. The site is located immediately adjacent to the M66 motorway and is therefore subject to significant road traffic noise. The assessment identifies daytime ambient noise levels of up to 72 dB LAeq and night-time levels of up to 69 dB LAeq, placing the development within a medium to high noise risk category under ProPG guidance.

The applicant has undertaken baseline noise monitoring and noise modelling to assess the likely impact of road traffic noise on future residents. The report concludes that appropriate internal noise levels in accordance with BS8233:2014 can be achieved through the incorporation of mitigation measures including enhanced glazing and mechanical ventilation for the most exposed façades.

The assessment acknowledges that bedrooms facing the motorway are unlikely to meet the Approved Document O night-time overheating criteria with windows open and that alternative means of ventilation and cooling will be required in these locations. This is an important consideration given the reliance on closed windows to achieve acceptable indoor noise levels.

With regard to outdoor amenity space, the assessment predicts that most garden areas will achieve the BS8233 guideline value of 55 dB LAeq, 16hr, with only limited exceedances of up to 2 dB in small sections of some gardens. Whilst these noise levels are higher than would normally be expected for a high-quality residential environment, I acknowledge the constraints associated with the site's proximity to the strategic road network and note that the layout has been designed to maximise screening and noise attenuation.

The Environmental Protection Team would require details of internal and external mitigation measures prior to occupation alongside details of plant and equipment to be installed in the interest of the future occupants.

Kind Regards
Tahir

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