

Our ref: TD/SU/GM11053/002

Date: 3rd April 2020

Your ref:

Ms Rebecca May
Pembroke House
Carrington Business Park
Carrington
Manchester
M31 4DD

Dear Rebecca,

Walshaw Garden Neighbourhood, Bury - Noise Screening Assessment

By email instruction dated 4th March 2020 from Ms Rebecca May of HIMOR, Wardell Armstrong LLP was commissioned to undertake a noise screening assessment and prepare a letter report for the proposed allocation at Walshaw Garden Neighbourhood, Bury.

The proposed development site is located to the north west of Bury, comprised of fields to the north and south of Walshaw Road, totalling approximately 64 ha in area. The site is surrounded by existing residential development, with Walshaw village centre to the west.

The site is identified as a draft allocation in the revised Draft Greater Manchester Spatial Framework (GMA9) for up to 1,250 dwellings, a new primary school, an enhanced local centre and associated infrastructure.

It is understood that discussions with Bury Council (BC) have taken place and BC have requested a report dealing with noise matters. At this early stage we do not believe a full noise assessment is required and this noise screening assessment is sufficient to support the continued allocation of the land through the emerging GMSF.

This noise screening letter considers the various potential noise issues associated with the proposed development, both from existing sources of noise and from sources associated with the development on existing and future residents.

Applicable Noise Policies, Standards and Guidance

It is anticipated that Bury Council (BC) would require the potential impacts of existing noise sources on the proposed development to be assessed with reference to the National Planning Policy Framework 2019, Planning Practice Guidance – Noise, together with relevant British



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Standards and noise guidance. A summary of relevant noise policies, standards and guidance is provided below.

National Planning Policy Framework, 2019 (NPPF)

The National Planning Policy Framework within England sets out Government policy. It must be taken into account in preparing development plans and is a material consideration in planning decisions. The NPPF seeks to avoid significant adverse impacts on health and on quality of life as a result of noise from a new development, including mitigation where appropriate, whilst recognising that existing businesses wanting to develop should not have unreasonable restrictions put on them because of changes in nearby land uses. In addition, areas of tranquillity which have remained relatively undisturbed by noise in the past should be protected from significant noise in the future.

Planning Practice Guidance – Noise (PPG)

PPG states that noise needs to be considered when new developments may create additional noise and when new developments would be sensitive to the prevailing acoustic environment. When preparing local or neighbourhood plans, or taking decisions about new development, there may also be opportunities to consider improvements to the acoustic environment.

Professional Practice Guidance on Planning & Noise for New Residential Development (ProPG 2017) and British Standard 8233:2014 Guidance on Sound Insulation & Noise Reduction for Buildings (BS8233)

These guidelines suggest appropriate criteria and noise levels for habitable rooms and external areas, of residential dwellings to protect against noise arising from external transport noise. The criteria suggested are:

- The guideline noise level for living room and bedroom areas of the proposed dwellings, during the daytime hours (0700-2300) is 35dB L_{Aeq} (16 hour).
- The guideline noise level for bedrooms of the proposed residential dwellings during the night-time hours (2300-0700), is 30dB L_{Aeq} (8 hour) and for maximum instantaneous events is 45dB $L_{Af,max}$.
- An external upper noise guideline value of 55dB L_{Aeq} (16 hour) is also suggested.

Building Bulletin 93: Acoustic Design of School: A Design Guide (BB93)

Section 2 gives recommendations and guidance concerning the maximum external noise levels in playing fields and external areas. This assessment considers the following acoustic principles;

- For new schools, 60dB $L_{Aeq,30min}$ should be regarded as an upper limit for external noise at the boundary of external premises used for formal and informal outdoor teaching, and recreational areas;
- Noise levels in uncoped playgrounds, playing fields and other outdoor areas should not exceed 55dB $L_{Aeq,30min}$;
- At least one area suitable for outdoor teaching activities where noise levels are below 50dB $L_{Aeq,30min}$.



BB93 provides guidance noise levels for different internal areas. These are summarised in Table 1 below.

Table 1: Internal Noise Levels in Unoccupied Spaces in New Build Schools – BB93	
Room Type	Internal Noise level Requirement (dB(A))
	New Build
Changing Area	50
Classroom	35
Corridor	45
Design, Tech Room	40
Dining Hall	45
Kitchen	50
Library Resource Area	40
Medical Room	40
Office	40
Primary Music Room	35
Science Laboratory	40
SEN Calming Room	35
Sports Hall	40
Stairwell	45
Toilet	50

Noise Impact Appraisal

Existing Noise Sources Affecting the Proposed Receptors

It is likely that the existing source of noise affecting the proposed development will be road traffic noise on the surrounding road network. As these roads primarily serve the residents of Walshaw and the surrounding area, it is unlikely noise from the local road network will represent an insurmountable constraint to development. Therefore, it is unlikely that road traffic noise will have a significant impact on the proposed development site, and if required, local mitigation measures can be implemented to achieve internal and external noise levels throughout the proposed development site.

Potential Noise Sources Affecting Existing Receptors

The development will produce additional traffic on the local road network, and may cause an increase in noise at existing residential properties. However, there are several routes from which traffic will disperse from the proposed development. Therefore, the development is not likely to cause a significant potential change in noise levels at receptors, and this should not be a determining factor for the development.



Summary

Road traffic noise from the surrounding road network is likely to be the only noise source affecting the proposed residential units. However, due to the likely localised traffic users of these roads, the daytime and night-time noise guideline criteria could be achieved, using just local mitigation measures as required, across the development and the noise impact is unlikely to be significant.

Additional road traffic generated by the development is unlikely to result in a significant perceptible change in noise levels at existing sensitive receptors.

Noise should not be a determining factor for the development and if required, local noise mitigation measures may be provided as part of an assessment during the detailed planning application.

Yours sincerely

for Wardell Armstrong LLP

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