

NOISE STATEMENT

PROPOSED FIRST FLOOR FLAT, APPLICATION NUMBER 72169

60 BOLTON STREET, BURY

The prior approval procedure simplifies the planning process but does not allow the imposition of conditions to control the development, thus requiring the submission of a noise assessment before confirmation that the proposal is acceptable. In my opinion such a condition is not strictly necessary anyway because any potential noise problem is closely controlled by Building Regulations. Consent is needed for the residential conversion and there will be a pre commencement noise test in accordance with strict requirements.

Number 60 Bolton Street is an end property in a block of three fronting a busy town centre main street and limited traffic noise must be expected. There are no noisy neighbours. At the side is the vehicular access to a block of flats. On the south side of Bolton Street are the grounds of a leisure centre.

The ground floor is the constituency office of the Member of Parliament which is unoccupied for much of the time and not a significant noise generator. It is understood there is a residential flat on the first floor of the adjoining property, number 62. It is likely that there is a solid brick party wall which will prevent noise transmission but this will be confirmed as part of the Building Regulations submission.

The National Planning Policy Framework encourages the granting of planning permission for sustainable development in accordance with the development plan. The Noise Policy Statement for England (2010) aims to “promote good health and a good quality of life through the effective management of noise within the context of Government policy on sustainable development”.

In the realm of residential development, both new build and conversions, this is achieved by ensuring compliance with Part E of the Building Regulations (also dating from 2010 with subsequent amendments). Consent is required and there must be a sound test for both air borne and impact noise with specific, detailed requirements before the flat is occupied.

It is evident that the floor/ceiling, the ground floor lobby and the stairs will require treatment. Part E contains details of construction which would meet the performance standards. An extract from Part E is attached

A noise consultant will be appointed to design the noise treatment scheme. If the work is carried out in accordance with their design then compliance with the sound test is guaranteed.