

From: Simms, Kieron
Sent: Friday, March 8, 2024 11:50 AM
To: Booth, Claire, Gabrielli, Luca, Melanie.E
Subject: 70449: Longfield Centre re-development proposals

Hello Claire,

The Neighbourhood Enforcement Team have taken a look at the above planning application.

Below are some conclusions from the noise survey that we agree with.

Demolition/ Construction Noise

The noise survey shows unmitigated demolition and construction activities would lead to negligible to major adverse effects on nearby noise receiver. However, the implementation of a Best Practicable Means approach would reduce noise levels significantly. The noise assessment determines that a best practical means approach caused no residual noise effects and therefore should be used in the development.

following Best Practicable Means to minimise the noise and vibration impact on nearby noise sensitive properties includes:

- Vehicles and mechanical plant used for the purpose of the works should be fitted with effective exhaust silencers and should be maintained in good efficient working order.
- Machines in intermittent use should be shut down in the intervening periods between work or throttled down to a minimum.
- The loading and unloading of materials should take place away from residential properties.
- Materials should be handled with care and be placed, not dropped. Materials should be delivered during normal working hours.
- All ancillary plant such as generators, compressors and pumps should be positioned to cause minimum noise disturbance.
- Measures should be put in place to ensure that employees know that minimisation of noise and vibration will be important at the site.

With regard to increased traffic noise as a result of construction, it is deemed that a worst-case scenario of 10% increase in HGV traffic would arise. The noise change in dB at affected receptors would be lower than 1dB for HGV's only, with overall increase in traffic being lower than this still. The magnitude of impact is therefore considered negligible, and not significant.

Operational Noise Impact on Proposed Receptors

The noise survey shows, for most façades, the weakest elements of the external elevation are the glazing and ventilation openings. The specification of these elements is therefore considered to be the primary factor in determining the internal ambient noise level within noise sensitive rooms of the Proposed Development due to noise ingress from outside.

In order to determine road traffic and Metrolink noise propagation across the proposed development site, a model has been produced using SoundPLAN v9.0 acoustic modelling software was used.

Phase 1 conclusions show that , daytime incident noise levels are expected to be up to 68 dB LAeq. Prior to mitigation, the magnitude of change will range from negligible to major adverse.

Phase 2 conclusions show that , daytime incident noise levels are expected to be up to 63 dB LAeq and night-time incident noise levels are expected to be up to 57 dB LAeq. Prior to mitigation, the magnitude of change will range from negligible to major adverse.

The above numerical assessments based on BS 5228 for noise and vibration levels do not account for mitigation measures as presented.

Considering the above, the magnitude of impact associated with groundworks and construction noise and vibration can be suitably controlled by mitigation and the magnitude of impact would be considered minor and not significant. The mitigation that should be used includes:

- To control noise break-in from outside, the external wall construction shall provide a sound reduction at least 10 dB above that of the minimum glazing requirement.
- Ensure glazing configuration is capable of achieving the maximum required sound reduction values.

This could be submitted in an acoustic design survey.

Noise Levels During Completed and Operational Phase

Further mitigation to ensure plant noise limits are complied with at nearby noise sensitive receivers must consider cumulative noise impacts from operational building services.

The mitigation below should be complied with to ensure little to no effect is had on nearby noise receptors:

- Selection of quieter items of plant machinery and equipment.
- Re-locating plant machinery and equipment away from sensitive receptors.
- Utilising specially designed atmosphere-side attenuation and/or acoustic enclosures for noisy items of plant machinery.
- Locating plant machinery in positions which maximise available noise screening from existing and proposed structures in and around the site.

Below are some parameters that we would like to see before full approval of the planning application.

Residential Section Room Layout

Room layout:

It is not shown how the layout of the rooms in the residential section will be formatted. Therefore, comprehensive floor plans of residential blocks would be needed for assessment. We would like to know the juxtaposition of the rooms, helping to prevent noise pollution from possible adjoining living/sleeping spaces. We would also like to know if any of the rooms in the flats will be adjacent to communal staircases, as this may necessitate additional noise insulation on the adjoining walls.

Mechanical Ventilation Systems:

Prior to the development being brought into use, a scheme shall be submitted to the satisfaction of the Local Planning Authority which demonstrates that all fan(s), flue(s) or other mechanical

equipment associated with the development are designed such that noise emissions do not exceed maximum noise values in the same and adjacent residential properties with the windows of those properties open in the normal manner if needed for ventilation purposes. Are the applicants suggesting that the mitigation measures in place is likely to combat this noise.

Kind Regards,

Neighbourhood Enforcement Team

Kieron Simms
Environmental Health Officer
Bury Council