



Noise Assessment for Mixed Use Development Adjacent to M65

Background

Miller Goodall Ltd (MGL) was appointed to undertake a noise assessment in relation to the redevelopment of a site used for warehousing, offices and various industrial activities. The site was bordered by other industrial and commercial units to the east, residential development to the north and open fields to the west and south east. A hotel was located approximately 250m to the south west of the site.

The proposed development included dwellings, retail and office zones, a new hotel and pub, and industrial and hybrid units. There was, therefore, potential for existing noise sources to impact upon the new development, and for noise produced within the development site to impact on new noise sensitive uses such as housing.

Action Taken

Noise measurements were taken across the site during daytime and night-time periods. The dominant noise source at the development site was road traffic noise from Blackburn Road, and to a lesser extent from the M65 motorway to the south of the development. The influence of these two roads reduced with distance, so that noise from other sources (including pre-existing industrial noise sources from units associated with the Junction 7 Business Park) became more relevant towards the northern half of the site.

PPG24 Noise Exposure Categories (NECs) across the site were determined, and the impact of existing noise sources upon the development was assessed. Consideration was given to the impact of industrial and commercial uses within the development itself on new and existing noise sensitive areas.

The potential impact of the development on the surrounding area in terms of changes in traffic noise levels was also assessed.



Summary of Findings

The assessment concluded that with the current space planning and the provision of appropriate mitigation measures to dwellings located closest to Blackburn Road, the proposed site may be developed for both residential and economic opportunities with minimal noise impact on both new and existing residents. To this end:

- Advice was provided on the likely glazing and ventilation requirements for residential dwellings that fall within designated NECs;
- Appropriate mitigation measures for the new hotel, including acoustic double glazing and an acoustically attenuated ventilation system that does not rely on openable windows, were presented;
- Provisional noise limits to control noise from fixed items of plant were specified.

The noise impact of vehicle movements associated with the development was not found to be significant.

For more information about us, visit our website at www.millergoodall.co.uk. If you would like to discuss how we can help your project, please contact Miller Goodall on 01204 596166 or email info@millergoodall.co.uk.