

NOISE ASSESSMENT

on behalf of

JW LEES AND CO (BREWERS) LTD

for the site at

**RED LION PUBLIC HOUSE, 530-532
WILMSLOW ROAD, MANCHESTER, M20
4BT**

REPORT DATE: 20 MAY 2021

REPORT NUMBER: 102578

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Summary

A noise assessment was undertaken to review the potential impact on a proposed development consisting of refurbishment works and upgrading to a beer garden at Red Lion Public House, 530-532 Wilmslow Road, Manchester, M20 4BT. The assessment has been requested by the Local Authority to support a planning application for the development.

This assessment has not included noise measurements at this stage, since the hospitality sector is not currently fully operational due to the Covid Pandemic.

The site benefits from extant permission as a public house, and a comparative assessment has therefore been undertaken that considers the existing and proposed noise sources to identify any potential changes as a result of the development.

The assessment found that no specific additional noise mitigation or control measures would be necessary to ensure that the proposals do not result in an increase in noise impact at the nearest noise sensitive receptors. It is our opinion that the proposals would not represent an intensification of use

Record of changes

Prepared By Jo Miller MIOA

Reviewed By

David Sproston MIOA MCIEH

Signed



Signed



Date

20 May 2021

Date

20 May 2021

Version	Date	Change	Initials
1	20 May 2021	First issue	MJW

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Contents

Summary	1
Contents	3
1 Introduction.....	4
2 Site Description	4
3 Proposed Development	4
4 Policy Context.....	Error! Bookmark not defined.
4.1 Noise Policy Statement for England	Error! Bookmark not defined.
4.2 National Planning Policy Framework.....	Error! Bookmark not defined.
4.3 Planning Practice Guidance – Noise	Error! Bookmark not defined.
5 Local Authority Consultation	5
6 Acoustic Standards and Guidance	Error! Bookmark not defined.
6.1 BS 8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings....	Error! Bookmark not defined.
6.2 World Health Organisation (WHO) Guidelines for Community Noise (GCN) 1999....	Error! Bookmark not defined.
7 Impact of Proposed Development on existing Residential Premises	5
8 Conclusions	6
APPENDICES	8
Appendix 1a: Site Location	10
Appendix 1b: Existing Layout	11
Appendix 1c: Proposed Layout.....	12
Glossary of Terms	Error! Bookmark not defined.

1 Introduction

- 1.1 Miller Goodall Ltd has, on behalf of JW Lees and Co (Brewers) Ltd, undertaken a noise assessment in respect of the impact of noise as a result of development works at the existing Red Lion Public House at 530-532 Wilmslow Road, Withington.
- 1.2 The report provides an assessment of the likely changes in noise levels as a result of the proposed development compared to the existing operations on the site carried out under extant planning permission.

2 Site Description

- 2.1 The site is located in Withington on the west of Wilmslow Road and falls within the administrative boundary of Manchester City Council, as shown in Appendix 1a. The site is an existing public house with the main parking area to the south, to the rear of the building and away from Wilmslow Road are existing smoking shelters and external seating areas, a former bowls green. Tatton Grove runs along the southern site boundary.
- 2.2 The northern boundary is Marriott Street, with residential properties. To the east, on the opposite side of Wilmslow Road, are a mixture of residential properties and commercial properties, including a number of takeaways. To the south on the opposite side of Tatton Grove are residential properties facing onto the bowling green and external eating areas. To the west are further residential properties along Palatine Road.
- 2.3 Palatine Road and Wilmslow Road are busy routes into Withington town centre, with additional traffic generation associated with Christie Hospital to the south.

3 Proposed Development

- 3.1 The existing and proposed plans are shown in Appendix 1b and 1c respectively and are detailed as follows:
 - Demolish existing rear conservatory & entrance lobby structure and replace with new single storey pitched roof extension with bi-fold doors, new roof slates & render finish to match existing building finishes.
 - Form new replacement rear entrance / lobby structure with gable end roof all to match new extension.
 - Remove the existing timber outside smoking structure.
 - Provide 1no. part covered fixed timber pergola structure with fixed seating & 7no. wall lights to rear beer garden area.
 - Provide 1no. fixed gazebo structure to rear beer garden area.
 - Form new customer access from the front car park to the rear external beer garden with new metal gates / feature arch & replacement low brick dwarf guard wall.
 - 2no. front fixed umbrellas retained & timber bases repaired & redecorated.
 - Rear car park adapted with store structure removed & garage structure re-positioned to form an additional car parking space. Therefore, the same number of parking spaces are provided - 27 no.

4 Local Authority Consultation

- 4.1 An email¹ was sent to Manchester City Council to explain the proposed development and to suggest a proposed methodology of a desk-based assessment. At this stage a response has not been received to this email.

5 Impact of Proposed Development on existing Residential Premises

External Areas

- 5.1 The main changes in the proposal which have the potential to impact on the houses are the external alterations to the garden area. The proposal is to have a new part covered pergola to the south of the site. This area is currently used as an external seating area in the same position as proposed, see Figure 1 below.

Figure 1: Image of existing rear eating/drinking area.



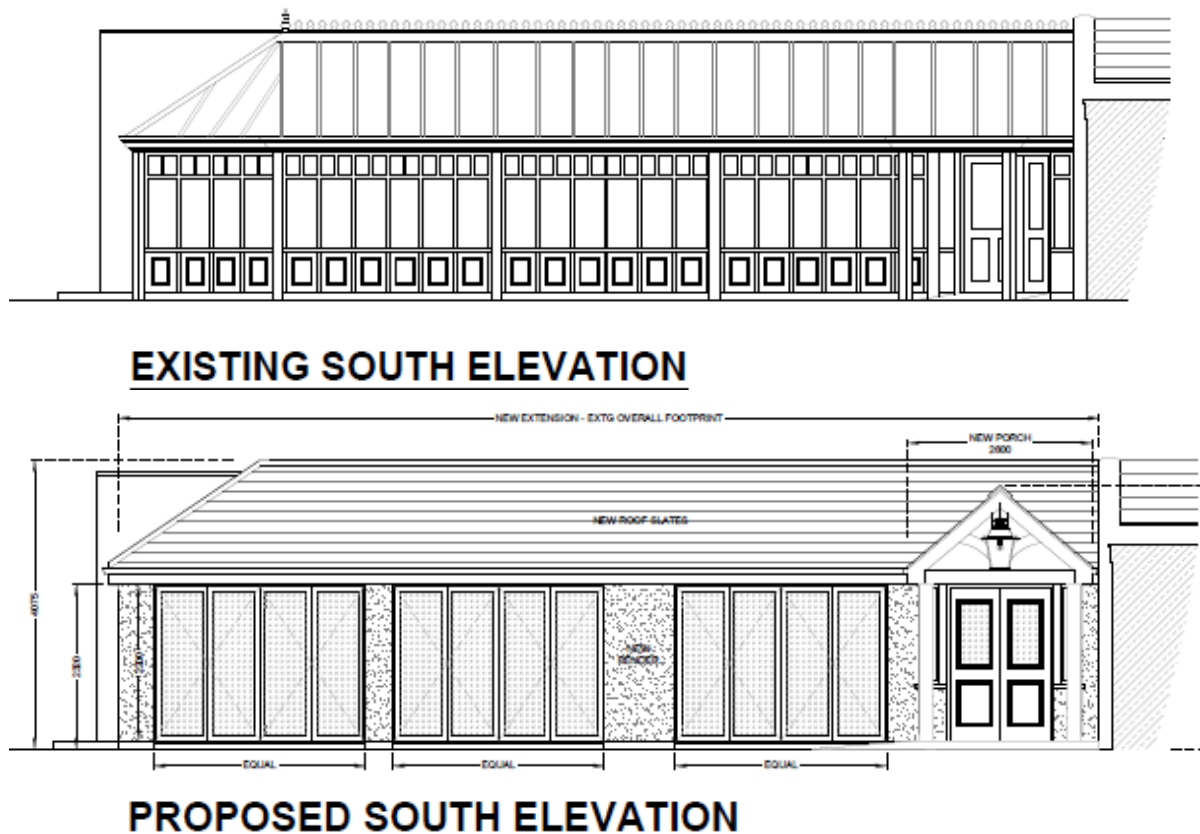
- 5.2 The proposal is to remove the external timber outside smoking shelter, indicated in Figure 1, and replace this with a new external stone flagged seating area and covered pergola.
- 5.3 The external areas are not in a different location to the existing external areas at the public house. The area available to people to sit and stand outside equally is not different to the existing situation and permitted extant use of the site. We do not, therefore, consider that the noise environment in this situation will change from the existing **situation**.

¹ Email to contact@manchester.gov.uk on 18th May 2021.

Internal Areas

- 5.4 The proposed internal changes on site are the removal of the glazed conservatory and replacement with a new single storey extension, as shown in Figure 2 below.
- 5.5 It is again considered that this proposed change would not present a significant change in the use of the internal trading areas of the site. Conversely, the envelope of the building replacing the conservatory comprises a smaller area of glazed elements (predominantly the acoustically weakest element) with brick walls and solid roof construction that, overall, would provide better attenuation of noise break out.

Figure 2: Existing and Proposed Conservatory



- 5.6 Nevertheless, the proposed replacement single storey extension, is to house the existing dining area, which we would not consider to be a significant noise source, and consequently there should be no increase in noise associated with this aspect of the proposals.

6 Conclusions

- 6.1 A noise assessment has been undertaken at the site of a proposed development of land at the Red Lion Public House, 530-532 Wilmslow Road, Manchester to support a planning application.

- 6.2 The assessment has identified that there is no significant difference between the proposed development to that associated with the existing permitted use of the site. The assessment has therefore identified that the noise levels associated with the site will be equivalent, and consequently, no additional specific noise mitigation or control measures would be necessary to ensure that the proposals do not result in an increase in noise impact at the nearest noise sensitive receptors.

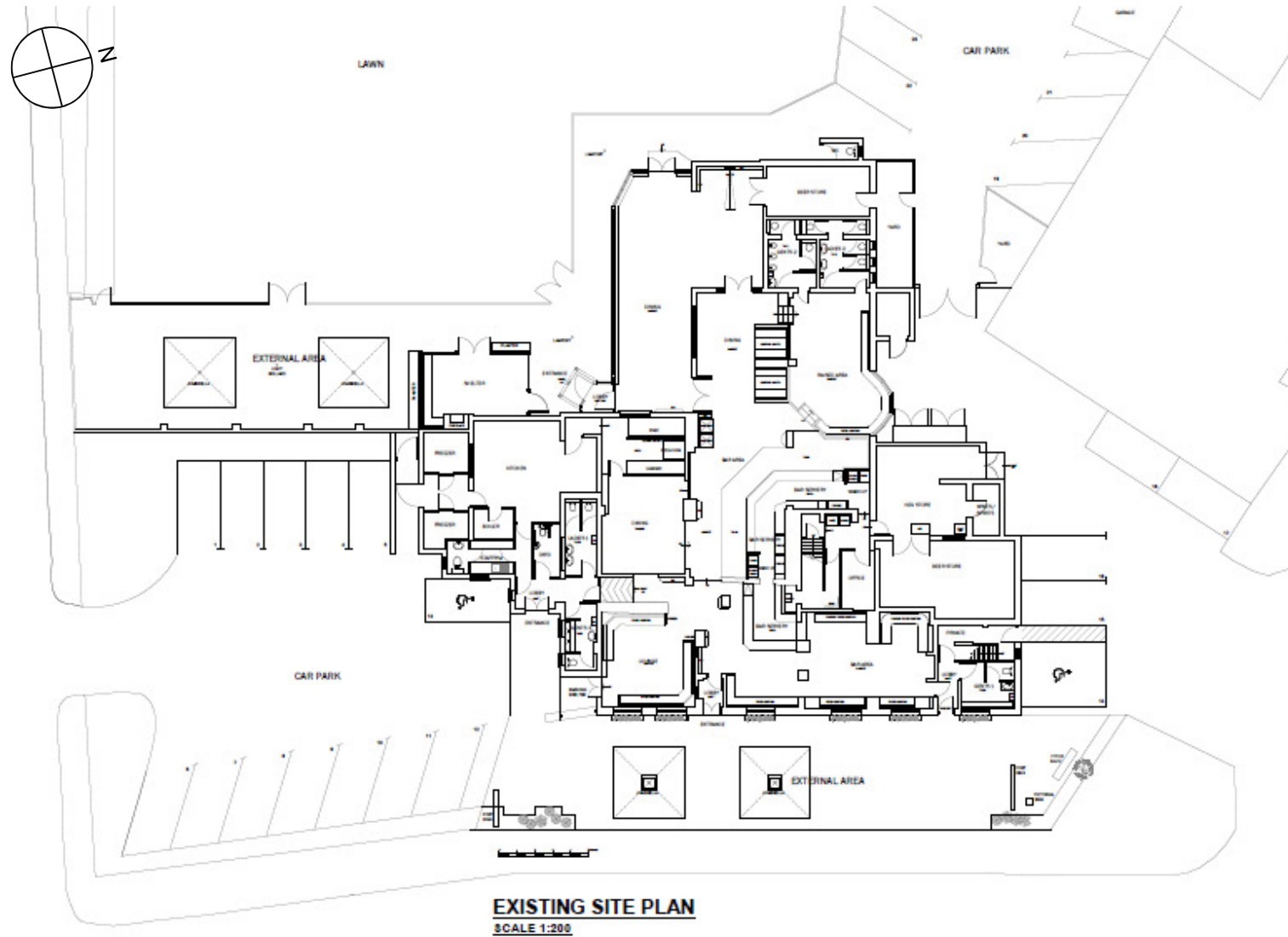
APPENDICES

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Appendix 1a: Site Location



Appendix 1b: Existing Layout



PROPOSED SITE PLAN

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