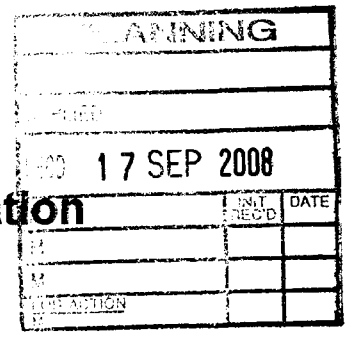

Acoustic Report
Kidspirations Limited Planning Application
1A Gorton Lane

Planning Ref: 087561/FO/2008

Margaret Doran
Kidspirations Limited
1A Gorton Lane
Gorton
Manchester
M12 5DF

Tel: 07742 834790
Email: doranmargaret@hotmail.com

Richard C Topliss
Croft Occupational Hygiene Limited
35 Kettleshulme Way
Poynton
Cheshire
SK12 1TB

Tel: 0780 372 1424
Fax: 0870 622 4012
Email: richard@croftoh.co.uk

1.0 Introduction

1.1 Kidspirations Limited would like to run a private day care nursery in a building formerly used as a public house. As part of the planning application for change of use, the company has been asked to provide an acoustic report investigating the potential for break out noise that could affect the amenity of the local area.

1.2 The prperty at 1A Gorton Lane, Gorton, M12 5DF was visited on Wednesday, 10 September 2008 to inspect the building and its surroundings. The visit was carried out by Richard Topliss of Croft Occupational Hygiene Limited at the request of Margaret Doran of Kidspirations Limited.

2.0 Background

2.1 The premises at 1A Gorton Lane have been used until recently as a public house for around 100 years. The site is located in an inner city area of mixed residential, commercial and industrial use. Fifty metres to the west of the property runs the A6010 Pottery Lane dual carriageway. To the north across Textile Street there is a large cash and carry warehouse, a motor vehicle repair workshop and an auto salvage yard. To the east and south are several modern semi-detached houses.

2.2 The nearest residential property shares the east boundary of the site. The boundary to the north, west and south is with the public pavement and roads.

2.3 The property is a substantial brick built building approximately 100 years old. All external walls are brick and the roofs are traditional slate sloping roofs. All external windows and doors are fitted with modern uPVC double glazing with an air gap of approximately 15 mm. Outside, the property has around 10 metres of open yard leading to the east boundary where a 2 m high brick wall separates the property from the neighbouring house. To the front of the building is a tarmac former car parking area of 16 by 25 metres with a 3.5 m high steel mesh security fence.

2.4 It is proposed to use the two large rooms at the west end of the ground floor (former public bar areas) as the nursery areas. A new wooden fence is proposed to divide the front car park to provide an enclosed outdoor play area. Layout plans are provided in the main application.

2.5 The nursery will operate between 7am and 7pm.

3.0 Discussion

3.1 The property is in a busy urban area with relatively high noise levels arising from road and rail traffic, cash and carry, commercial garage and scrapyard operations all within 150 metres and further extensive industry within the surrounding 500 metres of the site.

3.2 As the building is of solid brick construction with double glazing that has effective sound attenuating properties, break out of noise from the nursery will not be significant. The external noise sources will also be sufficiently attenuated by the structure to allow the nursery activities to be unaffected by the relatively high levels of ambient noise outdoors.

3.3 The proposed outdoor playground is at the furthest part of the site from existing housing and any noise from this area will be attenuated by the existing buildings, walls and the proposed wooden fence.

4.0 Conclusions

4.1 The property at 1A Gorton Lane, Gorton is well suited to the use as a children's nursery. The construction and layout of the building is such that break out noise will not increase the neighbourhood noise levels. Any noise generated by the nursery is likely to be insignificant given the existing noise levels in this busy urban area.

4.2 The property currently has planning consent for use as a public house. Use as a public house would be more likely to result in neighbourhood nuisance noise complaints.

5.0 Authentication

Client	Kidspirations Limited
Title	Acoustic Report Kidspirations Limited Planning Application 1A Gorton Lane
Project No	P08/019
Prepared by	Richard C Topliss
Date	Friday, 12 September 2008
Version	1