Noise Impact Assessment (NIA)

Proposed Development: Change of use from B8 (Storage & Distribution) to F1 (Learning & Non-Residential Institution)
Site Address: 1 Worrall Street, Newton Heath, Manchester M40 2ED
Applicant: Dorcas Olowoyo
Date: 29.07.2025 - N1

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1. Introduction

This Noise Impact Assessment has been prepared to support a full planning application for the proposed change of use of the premises at 1 Worrall Street, Newton Heath, from B8 to F1 use. The site will operate as a small-scale educational and training centre, with faith-based tuition and workshops. This assessment evaluates the **potential noise impacts** associated with the proposed use and its impact on nearby receptors.

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2. Site Context and Surroundings

- The site is located at the corner of **Worrall Street and Oldham Road**, within a mixed-use area comprising:
    - **Residential properties** to the south and west
    - **Retail and commercial** units on Oldham Road
    - A **Metrolink line and bus routes** nearby
- The building is a **two-storey brick structure** previously used for storage, with **rear access via a gated yard**.

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3. Description of Proposed Use

The proposed F1 use includes:

- **Learning hall** (for small faith-based tuition classes)
- **Training and education workshop**
- **Two small classrooms and administrative office**
- Ancillary **kitchen**, **WCs**, and **storage areas**

Operational hours:

- **Monday to Saturday, 9:00am – 6:00pm**
- No evening, night-time, or amplified events proposed

- Use will be structured, with **pre-booked sessions** and small class sizes (est. 10–15 people at a time)

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4. Noise Baseline Conditions

A full unattended acoustic survey has **not been undertaken**, given the low-intensity and daytime-only nature of the proposed use. However, a **desktop review** of local environmental noise conditions shows:

- **Oldham Road (A62)** is a **major arterial route**, generating consistent background noise
- Ambient daytime levels typically exceed **55–60 dB LAeq** during core hours
- The existing warehouse construction includes **solid masonry walls and concrete floors**, providing good sound insulation

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5. Potential Noise Sources from Proposed Use

Source	Nature	Expected Level	Mitigation
Classroom activity	Voices, discussion	Low	Limited class size; daytime only
Learning hall (faith tuition)	Soft speech, prayers, recitation	Low	No amplification; acoustic absorption internally
Training workshop	Conversation, light teaching tools	Low	Non-mechanical; non-industrial activities
Kitchen (ancillary)	Food prep and serving	Very Low	Domestic scale; not for public catering
Vehicular access and drop-offs	Low-level traffic	Very Low	Intermittent and short-stay drop-offs only

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6. Impact on Sensitive Receptors

Receptor	Distance	Assessment
Nearby residential properties	10–20m	Use is low-impact, internalised, and restricted to 9am–6pm
Commercial premises (retail & offices)	Adjacent	No conflict – similar or higher ambient noise profile
Highway/public footpaths	Immediate	No loss of amenity; no external amplification or congregation proposed

Conclusion: Noise impact is expected to be **negligible** to **minor adverse**, well within acceptable limits under **BS8233:2014** and **WHO guidelines for community noise**.

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7. Mitigation Measures

Although noise generation is minimal, the following **best practice measures** will be adopted to ensure residential amenity is preserved:

- **Internal acoustic separation** between floors (existing concrete slab retained)
- Use of **soft furnishings and acoustic panels** internally to reduce sound reflection
- **No amplified music or loudspeakers** to be used in classrooms or hall
- All activities restricted to **designated daytime hours (9am–6pm)**
- External areas will **not** be used for gatherings, play, or congregation
- **Access doors and windows** to remain closed during classes where practicable

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8. Summary and Conclusion

The proposed development at 1 Worrall Street is a **low-intensity, daytime-only educational facility**. Based on the building's construction, location, and limited scope of use, the risk of harmful noise impact on adjacent residential or commercial properties is **very low**.

The site benefits from:

- High background noise environment (Oldham Road)
- Good physical separation and solid boundary walls
- No evening or night-time activity
- Small class sizes and structured programming

The proposal is **compliant with Policy DM1 of the Manchester Core Strategy**, which seeks to minimise noise, and adheres to **NPPF Paragraph 185**, which requires planning decisions to avoid noise giving rise to significant adverse impacts on health or quality of life.

Conclusion: There are **no acoustic or environmental health reasons** that would justify withholding planning permission for the proposed use.

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