

Manchester City Council
Planning
PO Box 532
Manchester
M60 2LA

3rd April 2025
(partial update 16th June 2025)

Planning Portal ref. PP-13615037

Dear Sir/Madam,

APPLICATION FOR FULL PLANNING PERMISSION – CHORLTON PRECINCT

On behalf of PJ Livesey Homes (6) Limited, Southway Housing Trust and Tameside MBC as Administering Authority for the Greater Manchester Pension Fund (Joint Applicants but hereafter described as 'The Applicant'), CBRE Limited hereby submits an application for full planning permission for the residential-led mixed-use redevelopment of the former Chorlton Precinct shopping centre. The proposed scheme is to be known as 'Chorlton One'.

Further to the Council's request for further information in their letter dated 16th April 2025, this cover letter has been partially updated in response to the Council's request, including an updated Description of Development, schedule of submitted documents, and additional planning application fee calculation.

Site and Surroundings

The Site is 1.27 hectares (redline boundary extent) and is bound by Nicolas Road to the north, Barlow Moor Road to the east, Wilbraham Road to the south (commercial properties with residential above) and to the west by Chorlton Family Practice Medical Centre and the rear gardens of residential properties which front Oswald Road.

The Site currently comprises the vacant Chorlton Square shopping centre building together with Graeme House office building (8-9 storeys) and associated areas of car parking, landscaping and hard standing. Graeme House was built in 1971 with the shopping centre being completed in 1973. The buildings have a dated appearance and have reached the end of their economic life. The site is currently vacant and hoarded off in advance of the approved demolition works commencing.

The existing accommodation on site comprises:

- Graeme House - The building comprises an 8 storey office with an NIA of 50,715sqft. The property is of steel frame construction with brickwork elevations beneath a flat roof.
- Units 1 to 23 - There are 22 retail units within the centre (including Costa) and one kiosk unit with a NIA of 34,633sqft. The units are of brick build construction. The first floors were historically used for storage only.

- Car Parking - The car park comprises a flat open tarmacadam car park accessed from Wilbraham Road to the south and Nicolas Road to the north. The car park provides c. 190 spaces.

The existing ground level on the Site varies approximately between 27.9 – 29.3 m AOD. The topography of the site is relatively flat, however, there is a gradual increase subsists from the east along Barlow Moor Road to the west of the site towards the boundary with the Oswald Road residential properties.

Application Context / Description of Development

The application seeks full planning permission for the development of up to 262 homes with ground floor commercial uses (976 sqm NIA), ancillary internal floorspace and associated infrastructure, access and landscaping. The description of development is as follows:

"Application for Full Planning Permission for the demolition of existing structures and the erection of 6no.residential buildings to provide up to 262 residential dwellings (Use Class C3) with ground floor commercial uses (Use Class E (a-e); infrastructure works including electric substation and associated utilities works, service yard, vehicular and pedestrian accesses; together with public realm works and hard/soft landscaping".

Application Submission

The masterplan and associated architectural drawings of the proposed development have been prepared by Feilden Clegg Bradley Studios (architects) and Randall Thorp (landscape architects) who have been guided through an iterative design process by the various technical consultants that are instructed on this project. The scheme, as proposed, has been subject to formal pre-application consultation with Manchester City Council (as statutory local planning authority), design review (Conservation and Heritage Advisory Panel) and consultation with members of the community (public consultation).

Therefore, the planning application includes the following reports:

- Planning Statement – CBRE
- Design and Access Statement – Feilden Clegg Bradley Studios
- Air Quality Assessment – Redmore Environmental
- Affordable Housing Statement – CBRE
- Arboricultural Impact Assessment – Tyler Grange
- Arboricultural Method Statement – Tyler Grange
- BREEAM Pre-Assessment Report – BWB
- Construction Environmental Management Plan – PJ Livesey
- Crime Impact Assessment – Greater Manchester Police
- Daylight, Sunlight and Overshadowing Assessment – BWB
- Demolition Management Plan (including Method Statement) – S J Walchester Limited
- Ecological Impact Assessment – Tyler Grange
- Economic Impact Statement – CBRE
- Energy and Sustainable Design Statement – BWB
- Embodied Carbon Assessment – BWB

- Financial Viability Appraisal – CBRE
- Fire Statement – Artec One
- Flood Risk Assessment & Drainage Strategy – Civic Engineers
- Framework Travel Plan – Civic Engineers
- Health Impact Assessment Report – CBRE
- Historic Environment Desk-based Assessment – Lanpro
- Lighting Impact Assessment – BWB
- Noise Impact Assessment – E3P
- Phase 1 Desk Study – Civic Earth
- Retail Occupier Strategy – Lyons Thompson Letts
- Site Investigation Report & Remediation Strategy – Civic Earth
- Statement of Community Involvement – Font Communications
- Television and Radio Reception Impact Assessment – Gtech Surveys Ltd
- Transport Assessment – Civic Engineers
- Utilities Statement – BWB
- Ventilation Statement - Futureserv
- Wind Microclimate Assessment Report – GIA

With respect to submitted drawings, please refer to the table appended to this application cover letter for detail.

Environmental Impact Assessment

This outline planning application is accompanied by an Environmental Statement. Two hard copies of the Environmental Statement are therefore enclosed in accordance within The Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

The proposals do not fall under Schedule 1 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (“the EIA Regulations”) where an Environmental Statement (ES) is mandatory. However, the proposals do fall within Schedule 2 Class 10 (b) – ‘Urban Development Projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas’. The applicable thresholds for Class 10 (b) under the 2017 EIA Regulations are as follows:

- The development includes more than 1 hectare of urban development which is not dwellinghouse development; or
- The development includes more than 150 dwellings; or
- The overall area of the development exceeds 5 hectares.

An Environmental Impact Assessment (EIA) is not needed however for every Schedule 2 project. The EIA Regulations 2017 and Planning Practice Guidance (PPG) are clear that an EIA is required for Schedule 2 projects only if they are likely to give rise to ‘significant effects on the environment’.

In accordance with Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, a person who is minded to carry out development may request the relevant planning authority to adopt a screening opinion which confirms whether the proposals are an 'EIA Development' and must, therefore, be assessed by way of an EIA. A formal screening report was submitted to MCC on the 20th December 2024. The screening request considered that the Proposed Development would not meet the indicative thresholds or criteria from those relevant from the Schedule 2 category or Planning Practice Guidance (PPG), however,

the Screening Opinion subsequently adopted by Manchester City Council on 7th January 2025 confirmed that the development proposals constitute EIA development in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Time constraints associated with the project's programme meant there was insufficient time to prepare and formally request an ES scoping opinion. Nonetheless, in accordance with Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, an Environmental Impact Assessment Scoping Request was informally submitted (via email) to MCC on the 13th January 2025, with a response received 15th January 2025.

The ES has therefore been prepared in the context of the relevant legislation and guidance and in response to the Local Planning Authority's response to the informal scoping exercise.

We confirm that we have not served a copy of the ES on any consultation body. We understand that, in accordance with Regulation 19 (3) of Part 5 of the EIA Regulations, the Local Planning Authority will be responsible for the consultation of this EIA application.

The Environmental Statement is presented in ten chapters, with an accompanying appendices pack. A separate Non-Technical Summary is also provided in accordance with the EIA Regulations.

A full list of documents included within the Environmental Statement is appended to this cover letter.

Purchase of ES Documentation

We can confirm that subsequent full copies of the Environmental Statement can be requested from SLR Consulting Ltd via email at ebright@slrconsulting.com and will be charged at the price £250.00 + postage per hard copy or an electronic copy via CD at £10.

A copy of the NTS can also be requested from SLR Consulting Ltd in either electronic (email or CD) or hard copy and is available free of charge.

Application Validation

The planning application fee of £71,453 has been paid to date via the Planning Portal as of 3rd April. Further to the 13th June partial update, we can confirm an additional fee of £38,756.00, as confirmed with the Council by email, will be paid directly to Manchester City Council.

A total application fee of £110,209.00 has therefore been paid on the basis of 262 new dwellings and 6,652.9sqm gross external floorspace as "The erection of buildings e.g. commercial, community, charity, residential (not dwellinghouses, agricultural or glasshouses)".

I trust that the information submitted with this application is appropriate and that the application can be registered and validated. However, if there are any immediate queries, please do not hesitate to contact me using the details provided.

Yours faithfully,

Chris Argent
Director – Planning & Development

Appendix 1: Submission Pack

DOCUMENT NAME	REFERENCE	PREPARED BY
Submission Documents		
Planning Statement	50BCD0574827 March 2025 (Partial Update May 2025)	CBRE
Design and Access Statement	2104-Design and Access Statement 27th March 2025	Feilden Clegg Bradley Studios
Affordable Housing Statement	-	CBRE
Air Quality Assessment (<i>Environmental Statement: Appendix 7A</i>)	7162 19th February 2025	Redmore Environmental
Arboricultural Impact Assessment	16173_R02b_BV_NC Rev V	Tyler Grange
Arboricultural Method Statement-Site Preparation & Demolition Phases	16173_R03_BV1 R03	Tyler Grange
Biodiversity Net Gain Matrix	17th March 2025 Iteration B	Tyler Grange
BREEAM Pre-Assessment Report	CPM-BWB-ZZ-XX-RP-ME-0004 Rev P02	BWB
Construction Environmental Management Plan	REF PJL_CEMP_CHO1 Rev 4	PJ Livesey
Crime Impact Assessment	2024/0389/CIS/01 Version B	Greater Manchester Police
Daylight, Sunlight and Overshadowing Assessment	CPM-BWB-ZZ-XX-RP-ME-0001 Rev P07	BWB
Demolition Management Plan	10th December 2024 Rev 1	S J Walchester Ltd
Ecological Impact Assessment	16173_R04d_DP Rev D	Tyler Grange
Economic Impact Statement	April 2025	CBRE
Energy and Sustainable Design Statement	CPM-BWB-ZZ-XX-RP-BP-0003 Rev P05	BWB
Embodied Carbon Assessment	233048-BWB-ZZ-XX-T-EC-0001 Rev P02	BWB
Financial Viability Appraisal	March 2025	CBRE
Fire Statement	00282-XX-XX-RP-FE-000104 01/04/2025	Artec One
Flood Risk Assessment & Drainage Strategy	3062-XX-CIV-XX-XX-R-C-30001 Rev P02	Civic Engineers
Framework Travel Plan (<i>Environmental Statement: Appendix 6F</i>)	3062-02 v1.2	Civic Engineers

DOCUMENT NAME	REFERENCE	PREPARED BY
Health Impact Assessment Report	10th March 2025	CBRE
Historic Environment Desk-based Assessment (<i>Environmental Statement: Appendix 5A</i>)	March 2025 V2.0	Lanpro
Lighting Impact Assessment	CPM-BWB-ZZ-XX-E-RP-0001 Rev P04	BWB
Noise Impact Assessment (<i>Environmental Statement: Appendix 8A</i>)	50-956-R1-4 Rev R1-4	E3P
Phase 1 Desk Study	E1013-CE-XX-XX-R-G-1000 Rev P01	Civic Earth
Retail and Leisure Tenant Mix Strategy	March 2025	Lyons Thompson Letts
Site Investigation Report & Remediation Strategy	51013-CE-01-XX-R-G-1001 Rev P02	Civic Earth
Statement of Community Involvement	February 2025	Font Communications
Television and Radio Reception Impact Assessment	Issue 1 24/03/2024	Gtech Surveys Ltd
Transport Assessment (<i>Environmental Statement: Appendix 6E</i>)	3062-01 v1.2	Civic Engineers
Utilities Statement	CPM-BWB-ZZ-XX-RP-U-0001-DD Rev P03	BWB
Ventilation Statement	P7620-FS-G525-RP-XX-001 Issue P3	Futureserv
Wind Microclimate Assessment Report	21768 March 2025	GIA
Submission Plans		
Location Plan	2104-FCBS-ZZ-XX-DR-A-0001 Rev P01	Feilden Clegg Bradley Studios
Existing Site Plan	2104-FCBS-ZZ-XX-DR-A-0101 Rev P01	Feilden Clegg Bradley Studios
Existing GA Plan	2104-FCBS-ZZ-XX-DR-A-0201 Rev P01	Feilden Clegg Bradley Studios
Existing Sections	2104-FCBS-ZZ-XX-DR-A-0301 Rev P01	Feilden Clegg Bradley Studios
Existing Elevations: North (from Nicolas Rd) & South (from Wilbraham Road)	2104-FCBS-ZZ-XX-DR-A-0401 Rev P01	Feilden Clegg Bradley Studios
Existing Elevations: East (from Barlow Moor Rd) & East (From Manchester Road)	2104-FCBS-ZZ-XX-DR-A-0402 Rev P01	Feilden Clegg Bradley Studios
Existing Elevations: West (from Manchester Road)	2104-FCBS-ZZ-XX-DR-A-0403 Rev P01	Feilden Clegg Bradley Studios
Proposed Site Plan	2104-FCBS-ZZ-XX-DR-A-0501 Rev P01	Feilden Clegg Bradley Studios
Proposed GA Plan-Basement	2104-FCBS-ZZ-ZZ-DR-A-0600 Rev P01	Feilden Clegg Bradley Studios
Proposed GA Plan-Ground Floor	2104-FCBS-ZZ-ZZ-DR-A-0601 Rev P01	Feilden Clegg Bradley Studios
Proposed GA Plan-Level 01	2104-FCBS-ZZ-ZZ-DR-A-0602 Rev P01	Feilden Clegg Bradley Studios

DOCUMENT NAME	REFERENCE	PREPARED BY
Proposed GA Plan-Level 02	2104-FCBS-ZZ-ZZ-DR-A-0603 Rev P01	Feilden Clegg Bradley Studios
Proposed GA Plan-Level 03	2104-FCBS-ZZ-ZZ-DR-A-0604 Rev P01	Feilden Clegg Bradley Studios
Proposed GA Plan-Level 04	2104-FCBS-ZZ-ZZ-DR-A-0605 Rev P01	Feilden Clegg Bradley Studios
Proposed GA Plan-Level 05	2104-FCBS-ZZ-ZZ-DR-A-0606 Rev P01	Feilden Clegg Bradley Studios
Proposed GA Plan-Level 06	2104-FCBS-ZZ-ZZ-DR-A-0607 Rev P01	Feilden Clegg Bradley Studios
Proposed GA Plan-Level 07	2104-FCBS-ZZ-ZZ-DR-A-0608 Rev P01	Feilden Clegg Bradley Studios
Proposed GA Plan-Level 08	2104-FCBS-ZZ-ZZ-DR-A-0609 Rev P01	Feilden Clegg Bradley Studios
Proposed GA Plan-Level 09	2104-FCBS-ZZ-ZZ-DR-A-0610 Rev P01	Feilden Clegg Bradley Studios
Proposed GA Plan-Level 10	2104-FCBS-ZZ-ZZ-DR-A-0611 Rev P01	Feilden Clegg Bradley Studios
Proposed Plan Block A+B-Level 09	2104-FCBS-ZZ-ZZ-DR-A-0650 Rev P01	Feilden Clegg Bradley Studios
Proposed Plan Block A+B-Ground Floor	2104-FCBS-ZZ-ZZ-DR-A-0641 Rev P01	Feilden Clegg Bradley Studios
Proposed Plan Block A+B-Level 01	2104-FCBS-ZZ-ZZ-DR-A-0642 Rev P01	Feilden Clegg Bradley Studios
Proposed Plan Block A+B Level 02-06	2104-FCBS-ZZ-ZZ-DR-A-0643 Rev P01	Feilden Clegg Bradley Studios
Proposed Plan Block A+B-Level 07	2104-FCBS-ZZ-ZZ-DR-A-0648 Rev P01	Feilden Clegg Bradley Studios
Proposed Plan Block A+B-Level 08	2104-FCBS-ZZ-ZZ-DR-A-0649 Rev P01	Feilden Clegg Bradley Studios
Proposed Plan Block A+B-Level 09	2104-FCBS-ZZ-ZZ-DR-A-0650 Rev P01	Feilden Clegg Bradley Studios
Proposed Plan: Block A+B: Level 10 - Roof	2104-FCBS-ZZ-ZZ-DR-A-0651 rev P01	Feilden Clegg Bradley Studios
Proposed Plan Block C-Ground Floor	2104-FCBS-ZZ-ZZ-DR-A-0661 Rev P01	Feilden Clegg Bradley Studios
Proposed Plan Block C-Level 01	2104-FCBS-ZZ-ZZ-DR-A-0662 Rev P01	Feilden Clegg Bradley Studios
Proposed Plan Block C Level 02-05	2104-FCBS-ZZ-ZZ-DR-A-0663 Rev P01	Feilden Clegg Bradley Studios
Proposed Plan Block C-Level 06	2104-FCBS-ZZ-ZZ-DR-A-0667 Rev P01	Feilden Clegg Bradley Studios
Proposed Plan: Block C: Level 07 - Roof	2104-FCBS-ZZ-ZZ-DR-A-0668 Rev P01	Feilden Clegg Bradley Studios

DOCUMENT NAME	REFERENCE	PREPARED BY
Proposed Plan Block D-Ground Floor	2104-FCBS-ZZ-ZZ-DR-A-0671 Rev P01	Feilden Clegg Bradley Studios
Proposed Plan Block D Level 01-03	2104-FCBS-ZZ-ZZ-DR-A-0672 Rev P01	Feilden Clegg Bradley Studios
Proposed Plan Block D Level 04-05	2104-FCBS-ZZ-ZZ-DR-A-0675 Rev P01	Feilden Clegg Bradley Studios
Proposed Plan: Block D: Level 06 - Roof	2104-FCBS-ZZ-ZZ-DR-A-0677 Rev P01	Feilden Clegg Bradley Studios
Proposed Plan Block E-Ground Floor	2104-FCBS-ZZ-ZZ-DR-A-0681 Rev P01	Feilden Clegg Bradley Studios
Proposed Plan Block E-Level 01-05	2104-FCBS-ZZ-ZZ-DR-A-0682 Rev P01	Feilden Clegg Bradley Studios
Proposed Plan: Block E Level 06 - Roof	2104-FCBS-ZZ-ZZ-DR-A-0687 Rev P01	Feilden Clegg Bradley Studios
Proposed Plan Block F-Ground Floor	2104-FCBS-ZZ-ZZ-DR-A-0691 Rev P01	Feilden Clegg Bradley Studios
Proposed Plan Block F-Level 01-03	2104-FCBS-ZZ-ZZ-DR-A-0692 Rev P01	Feilden Clegg Bradley Studios
Proposed Plan: Block F Level 04 - Roof	2104-FCBS-ZZ-ZZ-DR-A-0695 Rev P01	Feilden Clegg Bradley Studios
Proposed Sections	2104-FCBS-ZZ-XX-DR-A-0701 Rev P01	Feilden Clegg Bradley Studios
Proposed Elevations: North (from Nicolas Rd) & South (From Wilbraham Road)	2104-FCBS-ZZ-XX-DR-A-0801 Rev P01	Feilden Clegg Bradley Studios
Proposed Elevations: East (from Barlow Moor Rd) & East (From Manchester Road)	2104-FCBS-ZZ-XX-DR-A-0802 Rev P01	Feilden Clegg Bradley Studios
Proposed Elevations: West (from Manchester Rd) & West (from Landscaped Car Park)	2104-FCBS-ZZ-XX-DR-A-0803 Rev P01	Feilden Clegg Bradley Studios
Proposed Elevation: East Block AB Barlow Moor Road	2104-FCBS-ZZ-ZZ-DR-A-0851 Rev P02	Feilden Clegg Bradley Studios
Proposed Elevation: East Block AB Podium East	2104-FCBS-ZZ-ZZ-DR-A-0852 Rev P02	Feilden Clegg Bradley Studios
Proposed Elevation: East Block AB / C Podium East	2104-FCBS-ZZ-ZZ-DR-A-0853 Rev P02	Feilden Clegg Bradley Studios
Proposed Elevation: East Block AB / C Manchester Road East	2104-FCBS-ZZ-ZZ-DR-A-0854 Rev P02	Feilden Clegg Bradley Studios
Proposed Elevation: East Block AB Southern Gables	2104-FCBS-ZZ-ZZ-DR-A-0855 Rev P02	Feilden Clegg Bradley Studios
Proposed Elevation: East Block C North & South Gables	2104-FCBS-ZZ-ZZ-DR-A-0856 Rev P02	Feilden Clegg Bradley Studios
Proposed Elevations: West Block D	2104-FCBS-ZZ-ZZ-DR-A-0871 Rev P02	Feilden Clegg Bradley Studios
Proposed Elevations: North Block E	2104-FCBS-ZZ-ZZ-DR-A-0881 Rev P02	Feilden Clegg Bradley Studios

DOCUMENT NAME	REFERENCE	PREPARED BY
Proposed Elevation: South Block F	2104-FCBS-ZZ-ZZ-DR-A-0891 Rev P02	Feilden Clegg Bradley Studios
Proposed Substation West	2104-FCBS-ZZ-ZZ-DR-A-0901 Rev P01	Feilden Clegg Bradley Studios
Bay Study Block A/B/C: Typical Level (Body)	2104-FCBS-ZZ-XX-DR-A-0911 Rev P01	Feilden Clegg Bradley Studios
Bay Study Block A/B/C: Typical Upper Level (Top)	2104-FCBS-ZZ-XX-DR-A-0912 Rev P01	Feilden Clegg Bradley Studios
Bay Study Block A/B: Typical Ground Floor (Base)	2104-FCBS-ZZ-XX-DR-A-0913 Rev P01	Feilden Clegg Bradley Studios
Bay Study Block D/E/F: Typical Level (Body)	2104-FCBS-ZZ-XX-DR-A-0921 Rev P01	Feilden Clegg Bradley Studios
Bay Study Block D/E/F: Typical Ground Floor (Base)	2104-FCBS-ZZ-XX-DR-A-0922 Rev P01	Feilden Clegg Bradley Studios
Bay Study Block D/E/F: Typical Upper Level (Top)	2104-FCBS-ZZ-XX-DR-A-0923 Rev P01	Feilden Clegg Bradley Studios
Landscape Masterplan	1062-01U	Randall Thorp
Landscape Ground Floor General Arrangement	1062-20B	Randall Thorp
Podium Courtyard Garden General Arrangement	1062-21A	Randall Thorp
Landscape Levels and Drainage Plan	1062-22A	Randall Thorp
Proposed Soft Landscape Plan	1062-23B	Randall Thorp

Appendix 2: Environmental Statement Structure

ENVIRONMENTAL STATEMENT CONTENTS

With regard to the Environmental Statement (ES), this document reports the findings of the Environmental Impact Assessment (EIA) and comprises of three volumes as follows:

- **Volume 1 – Main Report;**
- **Volume 2 – Drawings and Technical Appendices; and**
- **Volume 3 – Non-Technical Summary**

Volume 1:

- Chapter 1 – Introduction
- Chapter 2 – Application Site and Surroundings
- Chapter 3 – The Proposed Development
- Chapter 4 – Townscape and Visual Effects
- Chapter 5 – Built Heritage

- Chapter 6 – Traffic and Transport
 - Chapter 7 – Air Quality
 - Chapter 8 – Noise and Vibration
 - Chapter 9 – Intra-Development Cumulative Effects
 - Chapter 10 – Residual Effects and Next Steps
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Volume 2:

Chapter 1 Appendices:

- Appendix 1-A Environmental Impact Assessments Quality Mark
- Appendix 1-B Screening Request
- Appendix 1-C Screening Opinion
- Appendix 1-D Informal Scoping Exercise

Chapter 2 Appendices:

- Appendix 2-A Site Location Plan
- Appendix 2-B Committed Developments Plan

Chapter 4 Appendices:

- Appendix 4-A Townscape and Visual Impact Assessment Figures
- Appendix 4-B Townscape and Visual Impact Assessment Methodology
- Appendix 4-C Landscape Masterplan
- Appendix 4-D Visualisations and Methodology

Chapter 5 Appendices:

- Appendix 5-A Historic Environment Desk based Assessment
- Appendix 5-B Heritage Assets

Chapter 6 Appendices:

- Appendix 6-A Construction information
 - Appendix 6-B Construction impact
 - Appendix 6-C Operation impact
 - Appendix 6-D Cumulative impact
 - Appendix 6-E Transport Assessment
 - Appendix 6-F Framework Travel Plan
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Chapter 7 Appendix:

- Appendix 7-A Air Quality Assessment

Chapter 8 Appendix:

- Appendix 8-A Noise Impact Assessment
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