Condition 7 (a)

NOISE IMPACT ASSESSMENT

Proposed Extension to Form 8 Flats

Rear of 83–95 Wendover Road, Sale, M33 9EG

1. Executive Summary

This assessment considers the likely noise environment affecting the proposed residential extension comprising 8 flats to the rear of 83–95 Wendover Road. The site is located behind an existing two-storey commercial parade, which provides substantial screening from Wendover Road and its associated activity.

The surrounding noise climate is characterised by light, slow-moving local traffic and low-intensity commercial activity from small shops on the frontage. There is no heavy traffic, no significant fixed plant, and no late-night commercial operations at the rear.

Based on the nature of the noise sources and the strong screening effect of the existing buildings, the assessment concludes that standard insulated timber-frame construction, combined with standard double-glazed windows with trickle ventilators, will be sufficient to achieve the internal noise criteria of BS 8233 and the WHO Guidelines. No enhanced glazing, acoustic vents, or mechanical ventilation systems are required.

2. Introduction

This report provides a qualitative noise assessment to support the planning application for the construction of 8 residential flats to the rear of 83–95 Wendover Road. It evaluates the likely external noise sources, the expected noise levels at the proposed façades, and the suitability of standard residential construction to achieve acceptable internal noise conditions.

3. Site Context and Proposed Development

3.1 Site Location

The development site lies directly behind the commercial parade at 83–95 Wendover Road. The existing buildings form a continuous two-storey block that fully fronts the road, creating a deep acoustic shadow to the rear.

3.2 Existing Noise Sources

The main noise contributors are:

- Local road traffic on Wendover Road (light, low-speed, suburban in character)
- Small-scale commercial activity from shops on the frontage
- Occasional vehicle movements within the rear access area

There are no industrial uses, no high-speed traffic, and no significant mechanical plant in proximity to the proposed flats.

3.3 Proposed Development

The proposal is for an extension forming 8 self-contained residential flats, accessed from the rear. The new façades face away from Wendover Road and are fully screened by the existing parade.

4. Relevant Policy and Guidance

4.1 National Planning Policy Framework (NPPF)

The NPPF requires that new development is appropriate for its location and avoids significant adverse noise impacts.

4.2 Noise Policy Statement for England (NPSE)

The NPSE promotes the avoidance of significant adverse effects and the minimisation of adverse effects on health and quality of life.

4.3 Planning Practice Guidance – Noise (PPG Noise)

PPG Noise emphasises good acoustic design, proportionate mitigation, and the use of context-based assessment.

4.4 BS 8233:2014 / WHO Guidelines

These provide the benchmark internal noise criteria for residential development:

These criteria form the basis of this assessment.

5. Baseline Noise Environment

Although no site-specific noise survey has been undertaken at this stage, the noise climate can be reliably characterised based on:

- The suburban nature of Wendover Road
- The light, slow-moving traffic
- The absence of heavy goods vehicles
- The small-scale, low-intensity commercial uses
- The complete screening provided by the existing building

Rear-of-parade locations of this type typically experience significantly reduced noise levels, often 10–15 dB lower than the road frontage.

The expected noise environment is therefore low to moderate, well within the range where standard residential construction achieves compliance with BS 8233.

6. Assessment of Likely Noise Impact

6.1 Road Traffic Noise

Traffic on Wendover Road is:

- Local in nature
- Low speed
- Low volume, especially at night

The existing parade blocks direct line-of-sight to the carriageway, resulting in substantial attenuation of traffic noise before it reaches the proposed flats.

6.2 Commercial Activity Noise

Shops on the frontage generate:

- Short-duration customer activity
- Occasional door openings
- Daytime deliveries (small vans)

These activities are intermittent, low-level, and screened from the rear. No significant plant noise is present.

6.3 Rear Access Noise

Vehicle movements to the rear are infrequent and low-speed. These are typical of residential parking courts and do not pose a risk of exceeding BS 8233 internal criteria.

7. Suitability of Proposed Construction

7.1 External Walls

Modern insulated timber-frame construction provides excellent sound reduction, typically achieving Rw 45 dB or better, comfortably sufficient for this noise environment.

7.2 Windows

Standard double-glazed units (e.g., 4/12/4 or 4/16/4) typically achieve Rw 28–32 dB, which is more than adequate given the screened external noise levels.

7.3 Ventilation

Standard trickle ventilators are acceptable because:

- External noise levels are low
- There is no significant night-time noise source
- The rear location is shielded from road traffic

There is no requirement for acoustic trickle vents or mechanical ventilation systems.

7.4 Internal Noise Levels

Based on typical screened suburban noise levels and the proposed construction, internal noise levels are expected to meet:

- ≤ 35 dB LAeq (daytime)
- ≤ 30 dB LAeq (night)

These comply fully with BS 8233 and WHO guidance.

8. Mitigation Measures

Given the low noise environment, only standard residential measures are required:

- Insulated timber-frame external walls
- Standard double-glazed windows
- Standard trickle ventilators
- Normal attention to sealing and installation quality

No enhanced glazing, acoustic vents, or mechanical ventilation are necessary.

9. Conclusions

The proposed development is located in a quiet, well-screened rear courtyard environment. Noise sources are limited to light local traffic and low-intensity commercial activity, both of which are significantly attenuated by the existing parade.

The assessment concludes that:

- The site is entirely suitable for residential use.
- Standard insulated timber-frame construction is sufficient.
- Standard double glazing with trickle vents will achieve BS 8233 internal noise criteria.
- No specialist acoustic measures are required.

The proposal therefore meets the requirements of the NPPF, NPSE, PPG Noise, and BS 8233, and should be considered acceptable in noise terms.

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