

**Town and Country Planning Act 1990
Application for Permission to Develop Land**

Response from Pollution & Noise Control

PNC Reference No:	WK/201723142
Name of Planning Officer dealing with the matter:	Farzana Tabasum
Application Number:	2016/92298
Proposed Development:	Outline application for re-development of former waste water treatment works following demolition of existing structures to provide employment uses (use classes B1(c), B2 and B8)
Location:	North Bierley Sewage Wk, North Bierley Wastewater Treatment Works, Bradford Road, Oakenshaw, Bradford
Date Required By Planning:	

COMMENTS

Noise

In our original consultation response we recommend that a noise assessment was required for this application. An assessment was provided but in our previous response dated 30 November 2017 we advised that the submitted information relating to the original application (which including some residential development) together with amendments and technical notes in variety of other documents was unacceptable. We advised that a revised single report relating specifically to the current proposals was required.

A Noise & Vibration Report by AECOM dated December 2017 but headed "Draft" has now been received from Marianne McCallum of Turley Associates Ltd. Ms McCallum confirms that this should be considered as a final report. The report collates the previously submitted information. It details measurements of existing noise levels from a number of locations around the site in particular locations near to noise sensitive properties. It also makes an assessment of noise from a variety of sources that will be associated with the development, including vibration from construction activities. It considers the potential impact of these noise sources on the nearby noise sensitive properties and where necessary recommends mitigation proposals.

Short term noise and vibration from construction activities

There is no detailed information on the construction programme for the site therefore an precise assessment is not possible. The report assumes that construction will only be carried out during the day time on weekdays and Saturday with no night working and considers that the contractor should follow the guidance in BS5228 and provide noise mitigation measures when necessary. The report mentions controlling noise with a Construction Environmental Management Plan and also advises on the enforcement powers of the Local Authority if excessive noise occurs. The report considers that the construction noise and vibration should not exceed maximum recommended levels if appropriate mitigation is used.

Based on the information available at this time, I consider that this is a satisfactory assessment of the potential short term noise associated with the construction activities of the development; particularly if the developer/contractor operates in accordance with an agreed Construction Environmental Management Plan. I therefore consider that a condition requiring a Construction Environmental Management Plan is necessary.

Short term noise from construction traffic

The report considers that noise from construction traffic and concludes that this would not cause a significant problem, particularly if it vehicle routing and timing was managed through a Construction Environmental Management Plan.

Based on the information available at this time, I consider that this is a satisfactory assessment of the potential short term noise associated with the construction of the development particularly if the developer/contractor operates in accordance with an agreed Construction Environmental Management Plan. I therefore consider that a condition requiring a Construction Environmental Management Plan is necessary.

Long term noise from site activities including vehicle movements & reverse alarms

The report uses BS 4142:2014 to assess the noise from vehicle movements on site. It makes an assumption on the number of goods vehicle movements based on the transport plan and assumptions regarding the likely use of reverse alarms. It is also based on the provision of an earth bund between noise sensitive properties the nearest service yard areas. It is noted that at this stage the layout of the site and therefore the location of the earth bund are not yet finalised. The report predicts the effect of noise from vehicles on site and their reversing alarms will not be a significant.

I consider that the report makes a satisfactory assessment of the predicted noise from onsite vehicle manoeuvres and associated reverse alarm noise. The satisfactory mitigation of this noise is dependent on the final site layout and the provision of attenuation provide by the proposed earth bund. To ensure that the required mitigation of this noise is achieved a condition is necessary to require the applicant to demonstrate that the minimum predicted mitigation is achieved through the layout and earth bund.

Long term noise from fixed plant

The report advises that there is currently no information regarding fixed plant on the site, therefore this cannot be assessed yet. It makes reference to BS 4142:2014 and considers noise restrictions base on this.

I accept the limitations that exist at this stage of the development on making a precise assessment on noise from any future fixed plant. I therefore consider that a condition relation

to restricting noise from fixed plant is necessary. As the development will comprise of a number of independent units this condition needs to relate to each individual unit, and to prevent the combined effect of noise from all the units having a significant impact the maximum limit for an individual needs unit to be lower than would normally be required.

Long term noise from traffic movements on site.

This assessment of noise is based on the predicted number of vehicle movements on the site. It predicts that the noise from traffic on site will be lower than background levels during the day time but 4dB above background levels at night but concludes that there will be no significant impact during the day time but there will be an impact of minor significance at night.

I consider that this is a generally a satisfactory assessment of the noise from traffic movements on site. However the report appears to be comparing the traffic noise against the wrong measured background levels. The measurement data in table 12 shows the night-time background levels at ML3 (Cliff Hollins Lane) to be around 51dB but in table 24 it states that the background level is 45dB. Compared to the table 11 data the predicted night-time noise from onsite traffic movements will be 1dB below the background levels. I therefore agree that the effect of the predicted noise from onsite traffic will be of minor significance.

Short and Long term noise from traffic movements on the public highway.

The report considers the potential increase in noise that will arise due to both the short term and long term increases in traffic on the specific public highway. The predicted increase ranges from 0.2dB to 4.6dB. However when noise from the nearby M606 is also taken into consideration it considers that the increase in noise would be no greater than 2dB and therefore concludes that the effects of this would be of minor significance.

I consider that this is a satisfactory assessment of increased noise from increase traffic on the public highway and agree with the conclusions.

Long term noise from car parking at the school car park

The assessment assumes that 36 cars will arrive and depart within a 30 minute period. It also assesses the potential impact of noise from car doors slamming in the car park at night. It concludes that the predicted noise from the proposed car park will not have any significant adverse impact on nearby residents and therefore no mitigation measures are required.

I consider that this is an acceptable assessment of the potential noise from the car park and agree with the conclusion.

Recommended Conditions

I recommend that the following replace our original recommendation for a noise assessment report.

Construction Environment Management Plan

Before development commences a Construction Environment Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the procedures that will be used to protect the amenity of occupiers of nearby sensitive premises by effectively controlling:-

- Noise and vibration from construction activities and vehicle movements

- Dust from construction activities and vehicle movements
- Stray light and glare from artificial lighting used on site

The approved plan shall be adhered to for the duration of the construction period.

Noise from fixed plant & equipment

The combined noise from all fixed mechanical services and external plant and equipment at any individual unit on the site shall be effectively controlled so that the combined rating level of noise from all such equipment does not exceed 5dB below the background sound level at any time (“rating level” and “background sound level” are as defined in BS4142:2014)

Noise attenuation provided by layout and earth bund

Before construction commences, the applicant shall demonstrate that the combination of site layout and provision of earth bunds shall provide at least the 5dB level of attenuation by building screening and land features that is predicted in Table 21 of the Noise & Vibration Report by AECOM Headed dated December 2017.

Date:	26 Jan 2018	Officer:	Richard Hume 01484 221000
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