



Our ref: LW/SU/GM10466/002A  
Your ref:

Date: 20 May 2019

Rachael Evans  
Gladman Development Limited  
Gladman House  
Alexandria Way  
Congleton  
Cheshire  
CW12 1LB

Dear Rachael

### **Euxton, Pear Tree Lane – Noise Screening Assessment**

Wardell Armstrong has been commissioned to undertake a noise screening assessment for a proposed residential development at Pear Tree Lane, Euxton.

The site is bound to the west by existing residential dwellings on School Lane and The Cherries. The northern part of the site is also bound by School Lane, this section of road visible from the proposed development site. To the east, the site is bound by Pear Tree Lane which is predominantly an access road for the existing farm houses and is unlikely to be heavily trafficked.

From the information provided, it is understood that the proposed development comprises approximately 180 residential dwellings.

#### **Correspondence**

An email was sent to Chorley Council on 18<sup>th</sup> February 2019 detailing our opinion on the acoustic environment at the site and suggesting that a noise assessment should be screened out of the outline application and should only be considered during the detailed planning application. On the 1<sup>st</sup> March this approach was accepted by Lesley Miller (Regulatory Services Manager, Chorley Council) as shown in Appendix A which contains the consultation emails in full.

Therefore, this noise screening report provides a summary of the various potential noise issues associated with the proposed development, both from existing sources and from sources associated with the development on existing and future residents. A detailed noise assessment would be undertaken at a later designed stage, if required.

#### **Applicable Noise Policies, Standards and Guidance**

It is anticipated that Chorley Council would require the potential impacts of existing noise sources on the proposed residential area of a development to be assessed with reference to the National Planning Policy Framework 2019, Planning Practice Guidance – Noise, together with relevant British Standards and noise guidance. A summary of relevant noise policies, standards and guidance is provided below.

##### *National Planning Policy Framework, 2019 (NPPF)*

The National Planning Policy Framework within England sets out Government policy. It must be taken into account in preparing development plans and is a material consideration in planning decisions. The NPPF seeks to avoid significant adverse impacts on health and on quality of life as a result of noise from a new development, including mitigation where appropriate, whilst recognising that existing businesses wanting to develop should not have unreasonable restrictions put on them because of changes in nearby land uses. In addition, areas of tranquillity which have remained relatively undisturbed by noise in the past should be protected from significant noise in the future.

##### *Planning Practice Guidance – Noise (PPG)*

PPG states that noise needs to be considered when new developments may create additional noise and when new developments would be sensitive to the prevailing acoustic environment. When preparing local or neighbourhood plans, or taking decisions about new development, there may also be opportunities to consider improvements to the acoustic environment.

##### *Professional Practice Guidance on Planning & Noise for New Residential Development (ProPG 2017) and British Standard 8233:2014 Guidance on Sound Insulation & Noise Reduction for Buildings (BS8233)*

These guidelines suggest appropriate criteria and noise levels for habitable rooms and external areas, of residential dwellings to protect against noise arising from external transport noise. The criteria suggested are:

- The guideline noise level for living room and bedroom areas of the proposed dwellings, during the daytime hours (0700-2300) is 35dB<sub>L<sub>Aeq</sub></sub> (16 hour).
- The guideline noise level for bedrooms of the proposed residential dwellings during the night-time hours (2300-0700), is 30dB<sub>L<sub>Aeq</sub></sub> (8 hour) and for maximum instantaneous events is 45dB L<sub>Af,max</sub>.
- An external upper noise guideline value of 55dB L<sub>Aeq</sub> (16 hour) is also suggested in noisier environments.

#### **Noise Impact Appraisal**

##### *Existing Noise Sources Affecting the Proposed Residential Receptors*

It is likely that the existing source of noise affecting the proposed development will be road traffic noise from Pear Tree Lane and School Lane. The primary use for these roads is to provide access to the existing properties on Pear Tree Lane. It is likely that these roads have relatively low traffic flows and therefore will not cause a significant impact on the proposed





development. It is likely that the internal and external guideline noise levels could be achieved, using mitigation as required, across the development.

*Potential Noise Sources Affecting Existing Receptors*

It is considered that the net increase in local road traffic, due to the proposed development, will result in an insignificant increase in noise at existing residential properties and is not likely to result in a perceptible change in noise level, and this should not be a determining factor for this planning application.

**Conclusions**

Road traffic on Pear Tree Lane and School Lane is likely to be the dominant existing noise source affecting the proposed residential units. However, due to low traffic flows on these roads, the daytime and night-time noise guideline criteria could be achieved, using mitigation as required, across the development and the noise impact is unlikely to be significant.

Additional road traffic generated by the development is unlikely to result in a perceptible change in noise levels at existing sensitive receptors.

Noise should not be a determining factor for the outline planning application and if required, noise mitigation measures may be provided as part of an assessment during the detailed planning application.

Yours sincerely  
for **Wardell Armstrong LLP**

**LEE WHITEHALL**  
**Environmental Scientist (Acoustics)**  
lwhitehall@wardell-armstrong.com

**SIMON URQUHART**  
**Technical Director**  
surquhart@wardell-armstrong.com

Encl. Appendix A: Consultation Emails

**Appendix A**  
**Consultation Emails**

**From:** myaccount@chorley.gov.uk  
**To:** Whitehall, Lee  
**Subject:** Case Updated  
**Date:** 01 March 2019 08:46:00

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**Dear Mr Lee Whitehall,**

Case number CAS-000849948 has been updated.

**New status:** Closed

**Explanation:** Closed by back office.

### **Case Details**

**Request Type:** General Enquiry - Environmental Health

**Submitted On:** 18 February 2019

**Items reported:**

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### **General Enquiry - Environmental Health**

Good Afternoon, could this please be forwarded to the relevant

Wardell Armstrong has been commissioned to undertake a noise assessment for a proposed residential development to the west of Pear Tree Lane, Euxton.

The site is bound by the existing road network, Pear Tree Lane to the east and School Lane to the North and west. Noise from School Lane is predicted to be minimal as the road mainly primarily feeds the existing residential dwellings located to the west of the proposed site, and will be screened from the west by the existing residential dwellings. The section of School Lane to the north of the site is currently single track road evident of a lightly trafficked road. Additionally, noise from the east on Pear Tree Lane is likely to be minimal due to the road being a single track road which is primarily used for access to the existing farm houses to the north east and south east of the site. The impact of existing sources of noise to the development site is considered very unlikely to be significant it is suggested that noise should be scoped out of this application, and could be considered in more detail at the during a detailed planning application.

I trust you find this acceptable, however, please do not hesitate to contact me to discuss the matter further.

Kind Regards,  
Lee

### **Contact Details**

Mr Lee Whitehall

Wardell Armstrong, City Quadrant, 11 Waterloo Square, Newcastle Upon Tyne, Newcastle Upon Tyne, Tyne and Wear, NE1 4DP

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Preferred Contact: Email

To view more information , please [click here](#).

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**From:** [Lesley Miller](#)  
**To:** [Whitehall, Lee](#)  
**Subject:** pear tree lane development  
**Date:** 01 March 2019 08:35:48

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Lee, sorry for the delay, I have had a look at your proposals and the location of the site to be developed and agree that noise can be included in the more detailed planning application.

Lesley Miller  
Regulatory Services Manager  
Chorley Council

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Registration for the first Chorley 10K on Sunday 12 May is now open. Click [here](#) to sign up today.

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