

Good Afternoon Laura

Noise Assessment for Proposed Change of Use from B8 to B2 Pendle Mill, Off Mill Lane, Gisburn

We have been appointed on the above project (site location plan attached) and would be very grateful for early feedback from your EH team on our proposed assessment approach.

The application is for a change of use from B8 to B2. The previous site was an agricultural supplies business with what appears to be fairly regular HGV delivery operations. In our experience, the main noise source from general industrial use is HGV delivery operations in service yards. Given that there is already established history of this type of noise at the site, we would not propose to assess HGV deliveries for the proposed, particularly as new deliveries at the site are not proposed to occur outside of established delivery hours.

Other than external delivery operations we would normally only propose to assess noise from fixed external plant equipment, though information about plant is not normally finalised at the planning stage, and in our experience is normally conditioned, e.g. requiring a BS 4142 assessment before installation or occupation. Notwithstanding this in our experience noise from external fixed plant is normally a far lower risk for noise impacts than occur from HGV movements in delivery yards, and can also be straightforwardly mitigated at the design stage via appropriate selection and positioning away from houses and/or use of enclosures, e.g. when addressed via condition.

I have been informed by our client that internal operations at the proposed site are light industrial manufacture, and therefore not a significant noise source, and not something that we can assess in any meaningful way given the lack of significant internal noisy processes. We do propose however to provide a template noise management plan (NMP) as an addendum to our letter that would enable the applicant to pro-actively manage the noise risks at the site on an ongoing basis.

Further to the above considerations, the nearest sensitive receptor to the north is a relatively new house, built after the established surrounding B8 and B2 operations, and is close to the railway line running between it and the site. Therefore it would be reasonable to expect that the house already benefits from any necessary mitigation for noise from the surrounding sources.

Due to these factors, in our opinion a site noise survey is not required in this case as the risk of increased noise impacts to the receptors is very low. We therefore propose a NMP and a desk-based review of the proposed site and a short technical letter to outline our professional view that the proposed site represents a low risk for noise in the established context, and concerns over noise should not be a hindrance to planning.