

15 September 2021

Mr Ian Pawson
Ian Pawson Ltd
26 Essex Street
Barnoldswick BB18 5DT
Our Ref: 102656_v0.1
Your Ref:

Dear Mr Pawson,

RE: CHANGE OF USE FROM B8 TO B2 – PENDLE MILL, OFF MILL LANE, GISBURN BB7 4LN

Further to your recent instruction to undertake a noise assessment for the change of use from B8 to B2 at the above premises, I write with the following information.

Introduction

We have consulted with Laura Eastwood at Ribble Valley Borough Council regarding the scope of the assessment. It was agreed that a noise survey was not required and a basic risk assessment could be carried out given the noise emissions from the two uses will be broadly similar in terms of HGV deliveries however consideration of the manufacturing and fabrication noise should be considered.

The development proposal as we understand it includes the change of use of the building and service yard area from B8 Storage and Distribution to B2 Industrial. There are no external alterations proposed to the building or any additional service yard areas to be developed. The external works are limited to the inclusion of 15 marked car parking bays to be located along the northern boundary of the service yard adjacent to the railway line. Appendix 1 presents the drawings we have consulted in preparation of this technical letter.

Service Yard Noise and Outside Operations

HGV movements are already established on site through the use of the B8 use. No additional external reception areas or loading bay doors are proposed with the application so it is reasonable to assume the amount of HGV's that can be received onto site and unloaded is similar to that already allowed. It is considered that the impact from HGV movements and unloading operations will also be broadly similar to what is already taking place and also would be no different to what would potentially be allowable under the B8 use.

With the B8 use there would not typically be any outside working save for the reception of delivery vehicles and unloading/loading of those vehicles. With the B2 use there is the potential for outdoor fabrication including cutting, welding, drilling and hammering etc... This would cause a different impact from that already experienced by the nearest neighbours. However, this can be controlled through a suitably worded planning condition that would require all manufacturing and fabrication to take place inside the building. If outside working is a requirement, then further assessment of this will be required in our opinion.

For service yard operations and outside working it is evident that vehicle movements and unloading of the vehicles will not give rise to additional impacts above what is already allowable under a B8 type use. For manufacturing operations these should be restricted via a suitably worded planning condition to restrict these activities to within the building.

Break-out of Manufacturing Sound from the Building

The current B8 use allows for the storage and distribution of goods with the requested B2 use becoming general industrial. Specifically, the proposed occupant of the unit will be manufacturing fuel tanks which will use various types of equipment including CNC cutters, welders, cranes as well as small hand held tools including grinders, cutters and hammers to manufacture the tanks. The potential for higher noise emissions within the building is greater from a B2 use than with a B8.

As already discussed, all manufacturing and fabrication should be carried out inside of the building and can be controlled through a suitably worded planning condition. We have undertaken some basic calculations to estimate the sound emission from the existing building with assuming a sound reduction of 25dB R_w for the walls and roof and 18dB R_w for the roller door when closed.

In the absence of any survey data, we have calculated that the internal reverberant sound pressure level can reach a steady state of 97dB $L_{pA(rev)}$ and achieve a façade sound level of no greater than 50dBA $L_{Aeq,t}$. Assuming 15dB attenuation for an open window this would equate to an internal level of 35dB $L_{Aeq,t}$ which is the target in BS8233:2014 for daytime spaces and would be also be no higher than the recommend garden sound level of 50-55dB $L_{Aeq,t}$. This assumes that the hours of operation are restricted to daytime hours only i.e. 07:00-23:00.

Any working between 23:00-07:00 would require steady sound levels internally to the building to be around 92dB $L_{pA(rev)}$ and maximum instantaneous sound levels in the unit not exceeding 107dB $L_{pA(rev)}$ in order to achieve 30dB $L_{Aeq,t}$ and 45dB L_{AFmax} or less assuming 15dB attenuation for an open window.

It is unlikely that sound levels of 97dB or 92dB $L_{pA(rev)}$ would be sustained within the manufacturing space, therefore we believe there is a low risk that the break-out of noise from manufacturing and fabrication will cause noise issues in either the daytime or night-time period except for maximum sound levels. These may exceed 107dB L_{AFmax} on occasion depending on the activity so we would recommend night-time working be avoided for this reason as disturbances due to sudden impulsive noises may cause exceedances of the night-time L_{AFmax} requirement internally

Externally Located Plant Items

The planning drawings provided to us do not show any proposed external fixed plant items. If there are no fixed plant items proposed no further assessment is required. If fixed plant items are to be installed a suitably worded planning condition can be imposed requiring further assessment if needed. If fixed plant items are likely to come forward as part of the application, we would recommend that these are situated on the southern elevation to gain the benefit of screening from the building.

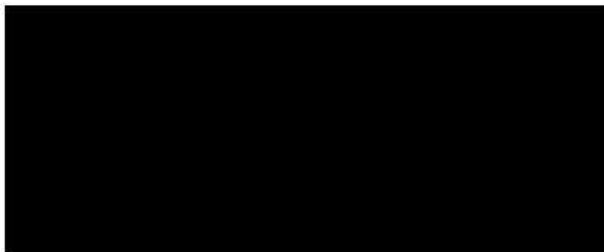
Conclusion

Based on our initial risk assessment the likelihood of impact from the change of use from B8 to B2 in the current site context is likely to be at or below the Lowest Observed Adverse Impact Level with the current mitigation offered by the building, control of manufacturing and fabrication outdoors and established uses of vehicle movements and unloading in the service yard.

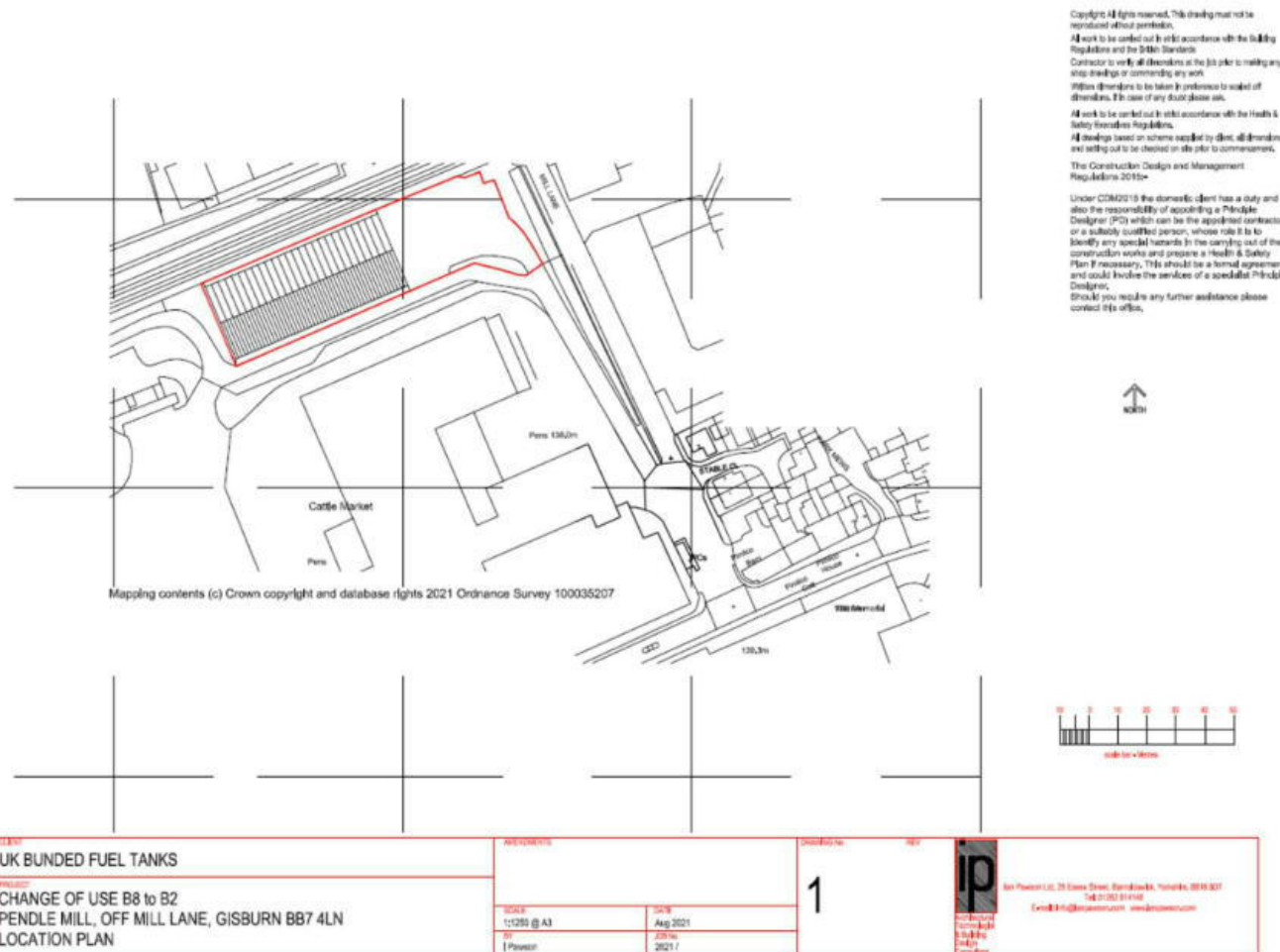
We have however outlined a noise management plan (see Appendix 2 to this letter) that can form the basis of a site-specific plan. The plan includes specific measures to manage noise emissions from site to reduce the probability of neighbour complaints.

We trust the contents of this letter are clear to follow and provide comfort that if the measures outlined are followed the impact from the change of use will be no greater than the current B8 use. If you have any questions, please feel free to contact me on the details below.

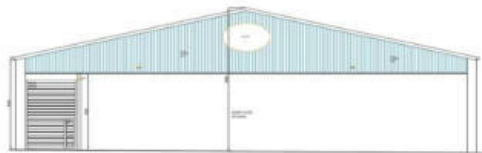
Yours Sincerely



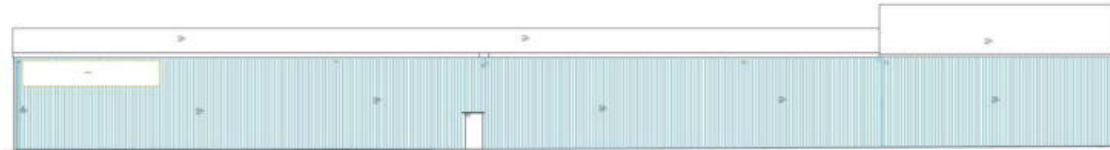
APPENDIX 1 – SITE LOCATION RED EDGE PLAN



APPENDIX 1 - EXISTING ELEVATIONS



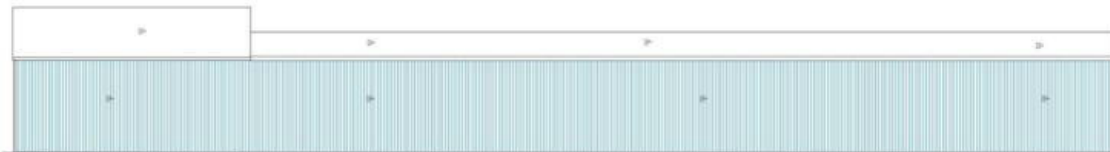
NORTH EAST ELEVATION



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



NORTH WEST ELEVATION



Copyright 2021 by the author. This drawing must not be reproduced without permission.
All work to be carried out in accordance with the Building Regulations and the relevant standards.
Contractor to verify all dimensions at the site prior to making any alterations or construction.
Contractor to be aware of the need to provide adequate drainage to the site in accordance with the local authority requirements.
All work to be carried out in accordance with the Health & Safety Regulations.
The Contractor Design and Management Regulations (CDMR) 2015.
Under CDM 2015 the contractor must not only take the responsibility of ensuring a safe design but also ensure the appropriate controls of a safety, health and environment which will be the responsibility of the contractor.
The contractor must ensure that the design is safe and that the design is in accordance with the relevant standards.
The contractor must ensure that the design is in accordance with the relevant standards.
The contractor must ensure that the design is in accordance with the relevant standards.
The contractor must ensure that the design is in accordance with the relevant standards.

1:100

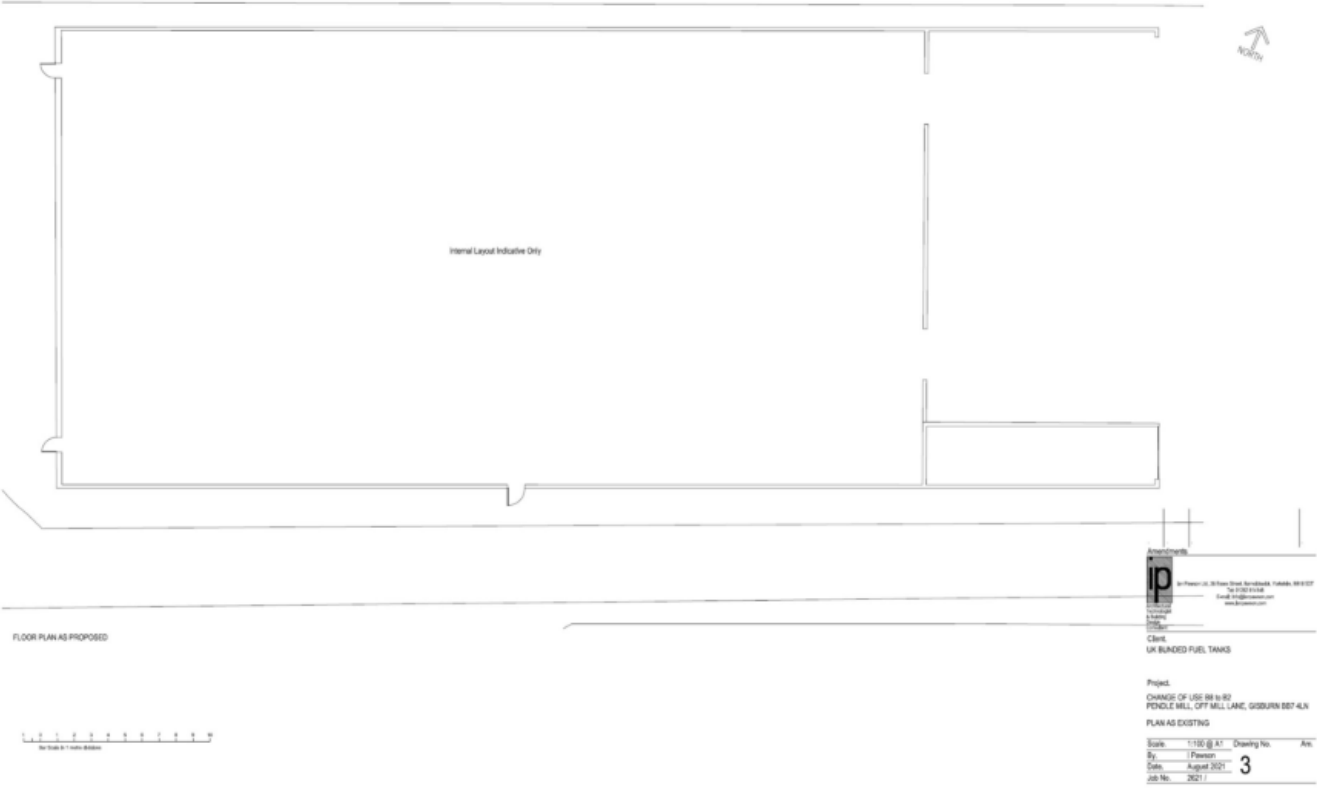


Client:
UK BUNKER FUEL TANKS

Project:
CHANGE OF USE RE-USE
FORDS MILL, OFF MILL LANE, GUSBOROUGH, LINCOLN
ELEVATIONS AS EXISTING
Scale: 1:100 @ A1 Drawing No. 2
By: J. Parnell
Date: August 2021
Job No. 2021.1

APPENDIX 1 - EXISTING INTERNAL PLAN LAYOUT

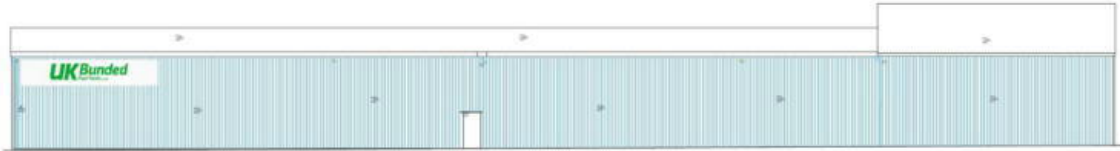
Copyright All Rights Reserved. This drawing must not be reproduced without permission.
All work to be carried out to be in accordance with the Building Regulations and the relevant Standards.
Contractor to verify all dimensions at the site prior to making any other drawings or construction work.
Structural alterations to be shown in preference to other alterations. If in case of any doubt please refer to the drawings.
All work to be carried out to be in accordance with the Health & Safety Regulations and Codes of Practice.
The Construction Design and Management Regulations 2015.
Under CDMP15 the contractor shall not allow the responsibility of providing a safe design to be transferred to the contractor or a sub-contractor, which will be a breach of the Health & Safety Regulations and the Construction Design and Management Regulations 2015. This should be a formal agreement and should include the signature of a responsible person on the contractor's behalf.
Should you require any further assistance please contact the office.



APPENDIX 1 - PROPOSED ELEVATIONS



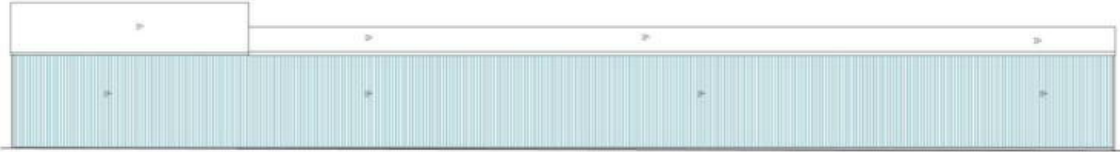
NORTH EAST ELEVATION



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



NORTH WEST ELEVATION



Copyright © 2021 by the author. The drawing must not be reproduced without permission.
 All work is to be carried out in accordance with the Building Regulations and the relevant standards.
 Contractor to verify all dimensions at site prior to making any other drawings or construction details.
 Worker responsible for the safety of the work and to ensure all dimensions, if in doubt, are checked on site.
 All work is to be carried out in accordance with the Health & Safety Regulations.
 The Construction Design and Management Regulations 2015.
 Under CDMP 15 the contractor shall not allow the responsibility of designing a structure to be taken over by the contractor without the written approval of the designer.
 It is the responsibility of the contractor to ensure that the design is safe and sound and to ensure that the design is in accordance with the relevant standards and regulations. This should be a formal agreement and should include the signature of a qualified design professional.
 Should you require any further assistance please contact the office.

10/10/21

Project: UK Banded Fuel Tanks

Client: UK Banded Fuel Tanks

Project: CHANGE OF USE RE to B2 FORDS MILL OFF MILL LANE, GOSWICK BET ALA ELEVATION AS PROPOSED

Scale: 1/100 @ A1 Drawing No: 4

By: 1/10/21

Date: August 2021

Job No: 2021.1

APPENDIX 1 - PROPOSED INTERNAL PLAN LAYOUT

Copyright All Rights Reserved. This drawing must not be reproduced without permission.
 All work to be carried out to be in accordance with the Building Regulations and the relevant Standards.
 Contractor to verify all dimensions at the site prior to making any other drawings or construction work.
 Order dimensions to be taken in preference to stated all dimensions. If in case of any doubt please refer.
 All work to be carried out to be in accordance with the Health & Safety Executive Regulations.
 The Construction Design and Management Regulations 2015.
 Under CDMP15 the contractor shall not be responsible for the design of any part of the building which is the responsibility of the architect or engineer. The contractor shall be responsible for the design of any part of the building which is the responsibility of the contractor. This should be a formal agreement and should include the signature of a qualified design professional.
 Design also require any further information please contact the office.



FLOOR PLAN AS PROPOSED



Architect
ip
 In-Person Ltd, 25 New Street, Birmingham, B2 4EQ
 Tel: 0121 634 1111
 Email: info@in-person.co.uk
 Web: www.in-person.co.uk
 Client
 UK BUNDED FUEL TANKS
 Project
 CHANGE OF USE RE to B2
 FORDLE HILL, OFF MILL LANE, GOSWORTHY, BB7 4LN
 FLOOR PLAN AS PROPOSED
 Scale 1:100 @ A1 Drawing No. 5
 By J. Pearson
 Date August 2021
 Job No. 20211

APPENDIX 1- PROPOSED EXTERNAL PLAN LAYOUT

[illegible]


 In-Person, On-Site
 1800-363-2262
 Email: info@ipmcc.com
 www.ipmcc.com

Client:
 UK BUNDLED FUEL TANKS

Project:
 CHANGE OF USE 88-82
 PENDLE MILL, OFF MILL LANE, GIBBSBURG 807 AL
 SITE PLAN AS PROPOSED

Scale: 1/250 @ A1
 By: J. Pearson
 Date: AUGUST 2024
 Job No: 2021/

Drawing No. 6

APPENDIX 2

Draft Noise Management Plan

On-Site Measures

Practical measures on site to reduce the noise impact will include, but is not limited to the following: -

- No manufacturing or fabrication to take place outside in the service yard
- All doors to remain closed during operational hours as much as practical. Doors should not remain open continuously.
- Reversing beepers for goods vehicles and forklift trucks should be replaced with directional white noise reversing alarms or banksmen should be provided to aid reversing so reversing beepers can be turned off.
- Hours of operation should be daytime only i.e. Monday-Friday 07:00-19:00 and Saturday 08:00-12:00 with no Sunday or Bank Holiday Working.
- Site management should undertake regular site checks and inspections to ensure any noisy activity being undertaken is not significantly affecting nearby neighbours. This could take the form of on-site spot check measurements or subjective checks and descriptions.

Plant Selection & Maintenance

- All plant items (both internal and external) shall be selected to be as quiet as possible.
- Plant shall be maintained in accordance with the manufacturer's requirements.
- Where possible local screens when using bench tools and plant enclosures should be utilised to reduce noise levels within the building to avoid high reverberant sound levels. The screens should include some element of absorption to avoid reflecting sound around the internal space.
- Checks of plant items before use should be made to tighten loose fittings, replace worn components to avoid rattles and squeaks etc...
- Defective or broken plant should not be used until it is either repaired or replaced.

Staff Training

- Staff should be trained to use all items of equipment appropriately.

- Staff should be reminded of the need to manage noise emissions from the site including closing doors, avoiding working outside or undertaking any other noisy activity that has the potential to cause nuisance to nearby neighbours.

Complaints Procedure

- A noise complaints procedure should be implemented to address any complaints relating to noise from the site.
- The procedure should be published on the company website to allow people and contact details should be provided.
- The information that should be recorded should include:
 - Name, address and contact details of the complainant
 - Description of the nature and extent of their complaint including any specific detail regarding the activity i.e. HGV deliveries, hammering, cutting etc. to help identify the cause.
 - A description of the findings of any investigation carried out including any action taken.
 - A description of feedback given to the complainant.

Records

- Records of all site checks, maintenance, staff training and complaints shall be kept. The records should provide as much detail as possible including any remedial works undertaken. Records should be kept to demonstrate best practicable means are being complied with to aid in any defence against statutory noise nuisance notice.

Review Period

- The noise management plan, including any procedures associated with it, should be reviewed at regular intervals by company management. The period of review should be no less than 1 year but also when significant changes occur to the operation of the site.