



# Acoustic Survey and Assessment for Proposed Bar at 18 Market Place, Poulton-le-Fylde, FY6 7AS.

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## **Contents**

1. Introduction .....	3
Site Location and Context .....	3
2. Policy and Guidance.....	4
3. The Assessment .....	8
The proposed development.....	8
Noise Sensitive Receptors.....	8
Potential Impact.....	8
4 Conclusion.....	10
Figure 1 – Aerial Photograph .....	11



## **1. Introduction**

1.1. Martin Environmental Solutions has been commissioned to undertake an acoustic assessment to support a planning application for the conversion of 18 Market Place, Poulton-le-Fylde, FY6 7AS from a bank to drinking establishment.

### **Site Location and Context**

1.2. The development site is situated in the centre of Poulton-le-Fylde, overlooking the main square. Commercial shops are located to the north and south of the site, behind to the east and opposite to the west. A number of drinking establishments are already located in the square with applications for further conversions currently being considered.

1.3. An aerial Photograph is enclosed in Figure 1.

1.4. The request for this report, follows concerns over the potential impact of the site on neighbouring properties.



## **2. Policy and Guidance**

- 2.1. The impact of noise can be a material consideration in the determination of planning applications. The planning system has the task of guiding development to the most appropriate locations. It is recognised that on occasions it will be difficult to reconcile some land uses, such as housing, hospitals, or schools, with other activities that generate high levels of noise. However, the planning system is tasked to ensure that, wherever practicable, noise-sensitive developments are separated from major sources of noise (such as road, rail and air transport and certain types of industrial development).
- 2.2. The Government's publication of the National Planning Policy Framework (NPPF), updated in July 2021, states that planning policies and decisions should prevent new and existing development from contributing to or being put at unacceptable risk from, of being adversely affected by unacceptable levels of noise pollution.
- 2.3. The Government have also issued the Noise Policy Statement for England (NPSE). The NPSE clarifies the Government's underlying principles and aims in relation to noise and sets a vision to promote good health and a good quality of life through the effective management of noise while having regard to the Government's sustainable development strategy. The NPSE aims to mitigate and minimise adverse impacts on health and quality of life through the effective management and control of noise.
- 2.4. The NPSE introduces the following terms, although no sound levels are given to represent these, many authorities have identified the sound level criteria in line with the World Health Organisation, BS8233:2014 and BS4142: 2014 levels. The terms introduced by the NPSE are:
- NOEL – No Observed Effect Level (<30dB(A) inside <50dB(A) outside, 10dB below background)
  - LOAEL – Lowest Observed Adverse Effect Level (30-35dB(A) inside 50-55dB(A) outside, background to +5dB)
  - SOAEL – Significant Observed Adverse Effect Level (>35dB(A) inside, >55dB(A) outside, >+10dB above background)
- 2.5. The sound levels within the brackets of the previous paragraph are those determined as appropriate levels to indicate the relevant effect levels represented by the NPSE.



- 2.6. Other commonly used examples of standards utilised by Local Planning authorities for the consideration of noise impacts include comparison of the likely noise levels to be experienced at a development, with levels that have been recommended by the World Health Organisation (WHO) as Guidelines for the prevention of Community Noise Annoyance and within BS8233: 2014.
- 2.7. The WHO recommended noise levels for outdoor amenity areas (gardens) that should not be exceeded are 55dB(A)  $L_{Aeq,16hr}$  in order to avoid 'Serious Community Annoyance' or 50dB(A)  $L_{Aeq,16hr}$  to avoid 'Moderate Community Annoyance' during the day. For indoor levels WHO set 35dB(A)  $L_{Aeq,16hr}$  during the day to prevent Moderate Annoyance and 30 dB(A)  $L_{Aeq,8hr}$  at night to prevent sleep disturbance.
- 2.8. The WHO guidance also recommends that maximum sound levels at night should not regularly exceed 45dB(A) within bedrooms to prevent sleep disturbance. Regularly is considered to be more than 10 times during any 8-hour night-time period.
- 2.9. BS 8233:2014 'Guidance on sound insulation and noise reduction for buildings' also specifies desirable noise levels to be achieved inside dwellings.
- 2.10. BS 8233:2014 'Sound insulation and noise reduction for buildings – Code of Practice' also specifies desirable noise levels to be achieved inside dwellings. BS 8233 presents two levels, the first between the hours of 07:00 – 23:00 and the second between 23:00 -07:00.
- 2.11. The daytime period suggests internal noise levels of 35dB  $L_{Aeq,16hr}$ , for resting in living rooms and bedrooms while for night-time a level of 30dB  $L_{Aeq,8hr}$  is recommended. Criteria for external areas mirrors that within the WHO guidance.
- 2.12. In addition, the 'ProPG Planning & Noise, Professional Practice Guidance on Planning & Noise, New Residential Development' provides a 4-staged approach to undertaking a risk assessment in relation to anticipated sound levels at new residential development and the provision of mitigation measures. The guidance is principally aimed at sites exposed predominantly to noise from transportation sources.



2.13. The first stage consists of an initial noise risk assessment, based on indicative day and night-time noise levels. Simply put, the higher the ambient noise in an area the greater the impact. The levels given are shown below although it should be noted that these are in excess of both the Lancashire guidance, WHO and BS 8233: 2014.

Noise Risk Category*	Potential Effect if Unmitigated	Pre-Planning Application Guidance
<b>0 – Negligible</b> $L_{Aeq,16hr} < 50dB$ $L_{Aeq,8hr} < 40dB$	May be noticeable but no adverse effect on health and quality of life	In this category the development is likely to be acceptable from a noise perspective, nevertheless a good acoustic design process is encouraged to improve the existing environment and/or safeguard against possible future deterioration and to protect any designated tranquil areas. A noise assessment may be requested to demonstrate no adverse impact from noise. Application need not normally be delayed on noise grounds.
<b>1 – Low</b> $L_{Aeq,16hr} 50-63dB$ $L_{Aeq,8hr} 40-55dB$	Adverse effect on health and quality of life	In this category the development may be refused unless a good acoustic design process is followed and is demonstrated via a Level 1 Acoustic Design Statement which confirms how the adverse impacts of noise on the new development will be mitigated and minimised and that a significant adverse impact will not arise in the finished development. Planning conditions and other measures to control noise may be required.
<b>2 – Medium</b> $L_{Aeq,16hr} 63-69dB$ $L_{Aeq,8hr} 55-60dB$ $L_{AFmax} > 80dB^{**}$	Significant adverse effect on health and quality of life	In this category the development is likely to be refused unless good acoustic design process is followed and is demonstrated via a Level 2 Acoustic Design Statement which confirms how the adverse impacts of noise on the new development will be mitigated and minimised, and clearly demonstrates that a significant adverse noise impact will not arise in the finished development. Planning conditions and other measures to control noise will normally be required.
<b>3 – High</b> $L_{Aeq,16hr} > 69dB$ $L_{Aeq,8hr} > 60dB$ $L_{AFmax} > 80dB^{**}$	Unacceptable adverse effect of health and quality of life	In this category the development is very likely to be refused on noise grounds, even if a good acoustic design process is followed and is demonstrated via a Level 2 Acoustic Design Statement. Applicants are advised to seek expert advice on possible mitigation measures. Advice on the circumstances when the refusal of a new housing on noise grounds should normally be anticipated is included in the ProPG.

2.14. Stage 2, consists of a full assessment of the prevailing ambient noise and requires 4 elements to be considered:

- I. Element 1 – Good Acoustic Design
- II. Element 2 – Internal Noise Level Guidelines
- III. Element 3 – External Amenity Area Noise Assessment
- IV. Element 4 – Assessment of Other Relevant Issues

2.15. A good acoustic design is implicit in meeting the requirements of the NPPF and can help to resolve many potential acoustic issues.



2.16. Details of the criteria considered suitable are provided above for both internal and external sound levels. Element 4 includes such issues as local and national policy, likely occupants, wider planning objectives.



### **3. The Assessment**

#### **The proposed development**

- 3.1 The proposal is for the conversion of the former bank (Class E) to a drinking establishment (sui-generis). The bank shop front will be altered to include a new front door with crittall style windows at ground, first, and second floor. The Applicant intends to use the converted space as a Champagne Bar, the premises will provide customer seating over all three floors.
- 3.2 There is to be no loud music played at the venue, with only some background atmospheric music played allowing clients to hold conversations at a normal volume.
- 3.3 The licensing hours applied for are 10:30-00:30 Monday -Sunday, although it is expected that the venue will close before these times on most days.
- 3.4 The first floor of the property is to be fitted with bi-fold doors allowing an open outlook over the square.
- 3.5 There will be no external plant associated with the property.

#### **Noise Sensitive Receptors**

- 3.6 The nearest noise sensitive residential property is located on the far side of the square 20m away, and to the rear 17m away, with intervening buildings between, which will offer additional attenuation. The property to the front is therefore considered to be the most sensitive receptor.

#### **Potential Impact**

- 3.7 Monitoring undertaken by Martin Environmental Solutions in a similar sized venue (slightly smaller but on one floor) has identified levels over the evening of 60-81dB  $L_{Aeq,30mins}$ . The level increasing over the evening as business increased. The evening was later identified as the busiest of the year.
- 3.8 This assessment has therefore been based on an internal sound level of 85dB(A) for a busy evening trading day.



- 3.9 Distance attenuation to the noise sensitive property will prove a 26dB reduction with an additional 15dB attenuation<sup>1</sup> provided by an open window. Sound levels in this scenario will result in sound levels of 44dB(A) internal above the Council's usually required criteria and that detailed in section 2 of the report.
- 3.10 Additional mitigation measures are therefore required to ensure no adverse impact.
- 3.11 A standard 6/12/6 double glazing unit will provide a sound reduction,  $R_w(C;C_{tr})$ , of 33(-1;-3). Thus, for this project a reduction of 33dB when closed.
- 3.12 This would reduce sound levels to 11dB internally. It is therefore recommended that all windows be fitted to achieve this level of attenuation and that after 21:00, prior to the venue becoming busy they are closed and remain closed for the duration.
- 3.13 It is recommended that some consideration also be given to ventilation of the venue to ensure a reasonable environment is maintained. It is understood that the existing AC system used as part of the former bank is still in place and this is to be utilised within the development.

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<sup>1</sup> BS8233: 2014; Guidance on sound insulation and noise reduction for buildings



## **4 Conclusion**

- 4.1 An assessment of the potential impact from the proposed development has been undertaken. This has identified a potential adverse impact when the bar is at its busiest and during the late evening/night-time periods.
- 4.2 To mitigate against this potential, it is recommended that all doors and windows be fitted with standard double-glazing units and that they remain closed after 21:00.
- 4.3 The inclusion of the above mitigation measures to all habitable rooms will ensure that the internal and external sound levels are acceptable and will result in a No Observe Effect on the future residents in line with the Noise Policy Statement for England.
- 4.4 As such the development will meet the objectives of the National Planning Policy Framework in ensuring that no significant adverse impact is experienced by the future residents. The development is therefore considered to be acceptable in terms of noise.

**Figure 1 – Aerial Photograph**

