



Site at Former B&Q, Great Stone Road,
Trafford

Inquiry Evidence
Noise - Summary

Prepared For: Accrue (Forum) 1 LLP

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Executive Summary

- The following report and appendices serve to address the concerns from the Lancashire County Cricket Club (LCCC) regarding noise from concert and cricket matches at the Emirates Old Trafford (EOT).
- Noise has not been a reason for refusal of the application. This report provides further evidence and assessments which demonstrate that the business activities of the LCCC will not be unreasonably restricted by noise from EOT.
- Noise from cricket matches has been further assessed. A noise model based on the worst case stand noise levels given in LCCCs 'Review of Noise Issues' report was used to model a full capacity cricket ground.
- The calculated level at the worst affected proposed window was used to undertake noise ingress calculations and determine whether the recommended internal noise levels in BS8233:2014 can be achieved.
- The calculations show that the internal noise levels could be met comfortably with the use of an uprated double-glazed window and acoustically rated trickle vents for background ventilation.
- A review of external amenity noise was undertaken to account for the new cricket noise sources. There was no material change from the previous assessment.
- Recommended noise levels from cricket matches were slightly exceeded at residential balconies facing the pitch and two terraces. This only applies to the International, T20 and 100 forms of cricket. In-line with the recommendations from the ProPG guidance there are multiple alternative quiet external amenity spaces included in the scheme that can offset any impact this may have.
- Trafford Council have accepted a noise management plan as a suitable means of concert noise mitigation.
- LCCCs premise licence does not apply to the proposed building as it is not a named receptor on the licence. Their licence states that music noise levels (MNL) should not exceed 80 dB $L_{Aeq,15min}$ at existing residential receivers on 23-37 Trent Bridge Walk, 30 Greatstone Road and 19 Barlow Road.
- This evidence demonstrates that, based on the results from a recent concert survey, that the 80dB(A) criterion is unlikely to be exceeded at the proposed facades.
- Many of the residential windows are screened from concert noise due to the 'courtyard' design. The noise model demonstrates that the presence of the proposed building will reduce noise levels at existing residential dwellings to the south of the site providing benefit to the existing residents.

- Due to multiple factors discussed in the main proof I do not believe that the development will result in a significant increase in noise complaints from future residents.
- Given that; the current licence conditions do not apply at the proposed development, the 80dB(A) MNL criterion is unlikely to be exceeded and it is unlikely that LCCC will face a licence review as a result of the new development, I cannot see how LCCC will face 'unreasonable restriction' on their business activities. I therefore see no reason for the noise objection by LCCC to be sustained.
- I recommend that the development is conditioned to ensure that internal noise levels arising from road, tram and cricket matches do not exceed the recommend levels in BS8233:2014 with the final glazing and ventilation specification.