



Former B&Q, Great Stone Road

**SOCG - ACCRUE (FORUM) 1 LLP
AND TRAFFORD COUNCIL**

Noise Statement of Common Ground
APP/Q4245/W/20/3258552



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QUALITY CONTROL



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INTRODUCTION



1 INTRODUCTION

- 1.1.1. This is a Statement of Common Ground (SoCG) agreed between Accrue (Forum) 1 LLP (“the Appellant”) and Trafford Council (“TMBC”).
- 1.1.2. It has been prepared in respect of an appeal against the Council’s non-determination of the Appellant’s application for outline planning permission (Ref: 100400/OUT/20) for a residential-led mixed use scheme at the former B&Q store on Great Stone Road, Stretford (“the Site”).
- 1.1.3. This SoCG specially relates to noise and vibration.
- 1.1.4. Matters which are agreed are set out in Section 2 of this statement.

Signed 

Date 4 January 2022

Matthew Hard, WSP (on behalf of Accrue (Forum) 1 LLP)

Signed 

Date 4 January 2022

Rebecca Coley (on behalf of Trafford Council)

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MATTERS AGREED



2 MATTERS AGREED

NOISE

- 2.1.1. Acceptable plant noise limits can be achieved and will be dealt with by condition
- 2.1.2. The impact of vibration from the Metrolink line is insignificant. TfGM requested a condition requiring a scheme for acoustically insulating the proposed development against noise and vibration from the adjacent Metrolink line to be submitted, this can include structure borne re-radiated noise limits.
- 2.1.3. The Council's environmental health team has confirmed impacts from the proposed commercial uses can be suitably mitigated by conditions.
- 2.1.4. A Construction and Pre-Construction Environmental Management Plan can be provided by condition.
- 2.1.5. That suitable internal noise levels from road traffic and trams can be secured by condition.

EMIRATES OLD TRAFFORD

- 2.1.6. Emirates Old Trafford ("EOT") is the home of LCCC and has been since 1864. The original cricket pavilion was built in 1895.
- 2.1.7. Since 2009, LCCC has undertaken extensive redevelopment/regeneration of EOT to underpin its role as an international sporting venue.
- 2.1.8. EOT hosts the following cricket:-
 - International cricket including five day Test Matches, One Day Limited Overs Matches and T20 Matches;
 - County cricket/first-class cricket, again including various formats;
- 2.1.9. In addition to hosting cricket matches, EOT is also home to LCCC/Manchester Originals which involves use of EOT and the training facilities.
- 2.1.10. In addition to its function as a sporting venue, LCCC is also entitled to hold up to 7 music concerts each year. These are controlled by a licence granted by the Council.
- 2.1.11. EOT also operates as a conference centre and is used for conferences/events.

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MATTERS IN DISPUTE



3 MATTERS IN DISPUTE

- 3.1.1. The compatibility of the proposed residential development at the Site with activities at the EOT, having regard to the living conditions of the occupants of the proposed development and LCCC's operations at EOT.
- 3.1.2. The consequences for LCCC of the proposed residential development at the Site.
- 3.1.3. The predicted concert noise levels at the proposed facades.
- 3.1.4. The effects of noise from activities at the cricket ground including (cricket matches, concerts and soundchecks) upon residents of the proposed development, whether or not any mitigation is required, and to what extent the agent of change principle is invoked.
- 3.1.5. Whether an assessment in accordance with BS8233:2014 is applicable to concert noise generated from Emirates Old Trafford.



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