

Our Ref: SHF.1122.009.NO.TL.001
Date: 16th January 2023

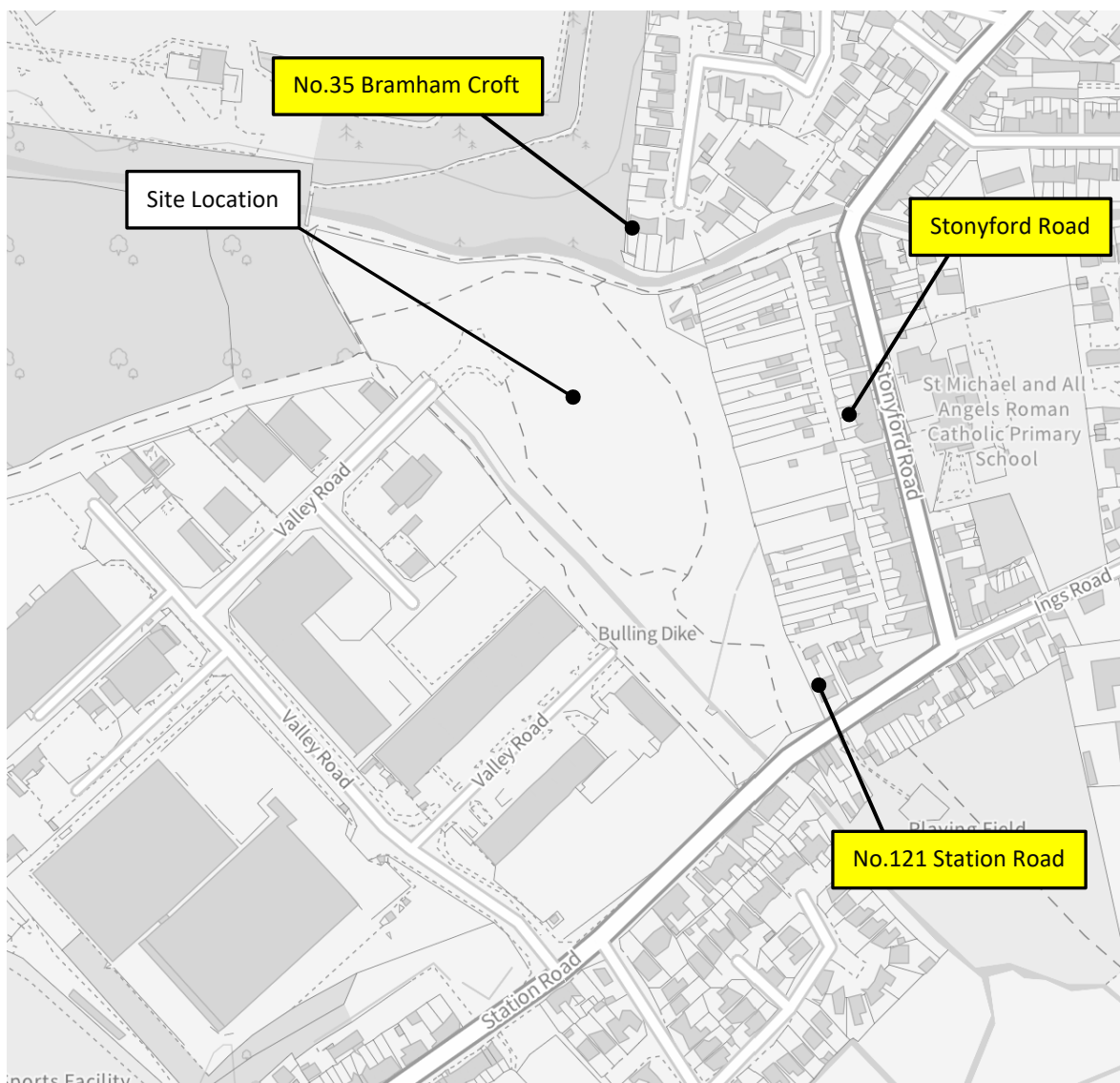
**RE: Proposed Change of use to Open-air Storage & Distribution – Noise Assessment
Land at Station Road, Wombwell, Barnsley, S73 0BS**

Introduction

Enzygo Limited has been commissioned by Hartwood Estates Limited to provide a noise assessment to support their planning application for the change of use of land to the north of Station Road, Wombwell to open-air B8 Storage & Distribution.

The site and receptor locations are shown in Figure 1.

Figure 1 – Site & Receptor Locations

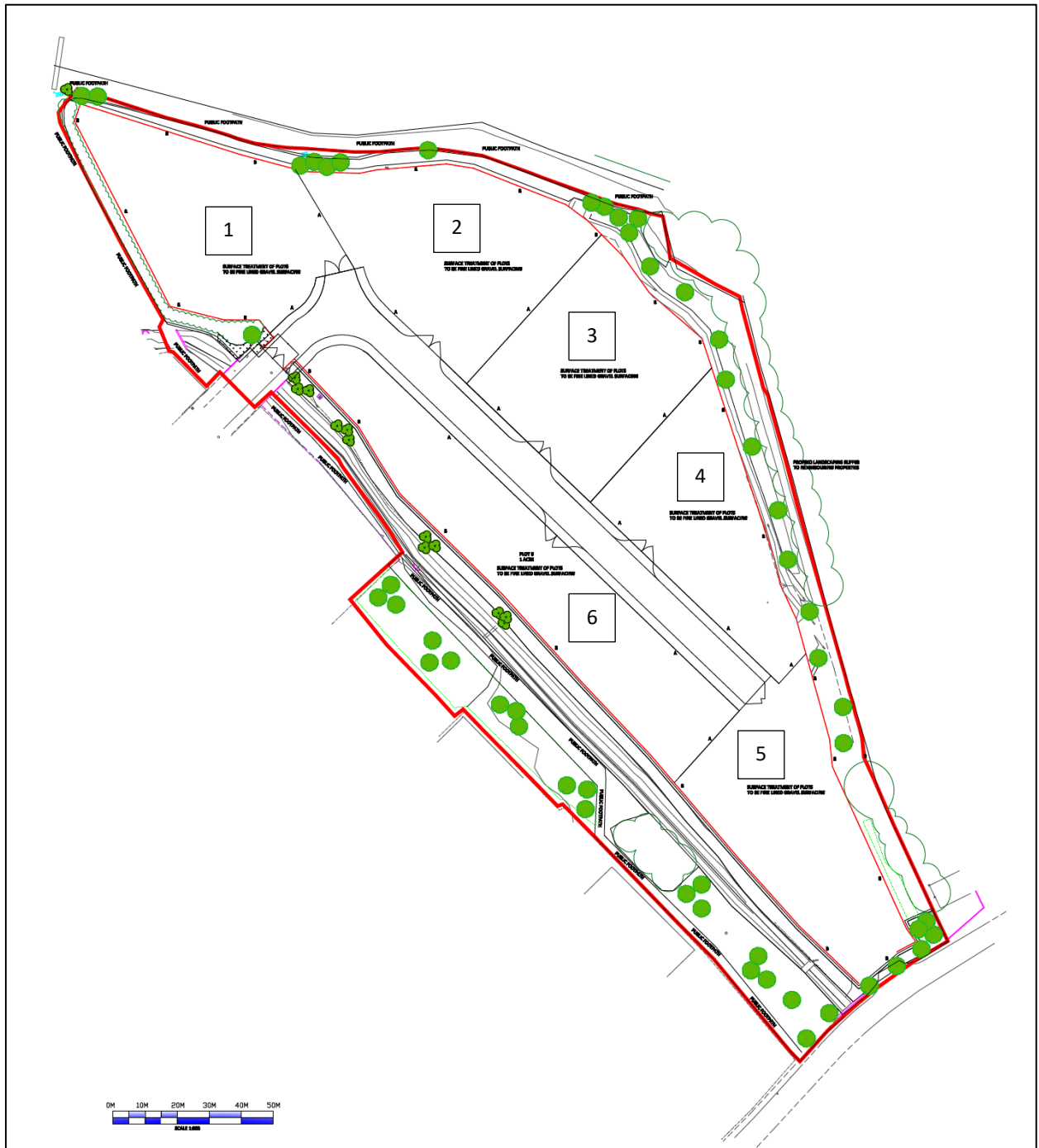


The land is a brownfield site, previously accommodating a former factory.

The site is bound to the north by the River Dove and to the east by residential properties. To the south and west is the Station Road industrial/commercial estate including haulage companies, scaffolding companies, etc. These employment uses are likely to be a factor in the existing noise climate in the area generating noise of a commercial nature which is likely to be audible at the receptors identified above.

The current proposal is to provide 6no. separate 'yards', as shown in Figure 2 below, with access from the existing industrial area via Valley Road.

Figure 2 – Proposed Site Layout



Noise Assessment

To inform the assessment, a noise survey would be undertaken as close to the nearest residential properties to the proposed development as possible. Measurement would be undertaken over daytime and night-time periods considered sufficient to obtain a representative background noise level.

The nearest residential receptors identified are shown Figure 1 below, and detailed in Table 1 below:

Table 1: Noise Sensitive Receptor Locations

Receptor Location	Distance (site boundary to façade), m	OS Grid Co-ordinates	
		Easting	Northing
No. 35 Bramham Croft	25	440509	403772
Properties on Stoneyford Rd	80	440518	403702
No. 121 Station Road*	<3	440602	403530
* Property adjoins site boundary			

The existing noise climate is likely to include contribution from road traffic movements and industrial noise from the Station Road Industrial Estate.

At this stage, there are no specific details regarding who would use each 'yard', the type of 'goods' to be stored, the method for loading/unloading 'goods, nor movement method of 'goods' to/from each 'yard'.

It is noted that each yard could be leased as either a long- or short-term storage area.

Noise limits for the open-air storage area would be derived based on the results of the background noise surveys. It is considered that noise emissions from the proposed development would be controlled by the imposition of a carefully worded planning condition.

Mitigation of noise emissions to meet any conditioned limits would be the responsibility of the 'user' of each yard. These measures, including site design factors, perimeter fencing and even restrictions on working hours could be tailored to each use once more information is available.

We trust that the above is clear. If you have any queries or comments, please do not hesitate to contact me on **0114 321 5151**.

Yours sincerely,



Darren Lafon-Anthony MSc MIOA FIQ
Director of Acoustics