

6/2017/0624

Condition 3

Operations Strategy

The enclosed environmental noise survey was carried out in relation to the proposed Plot 5000 development in order to obtain baseline noise data for the purpose of assessing potential noise impact of the development on nearby noise sensitive receptors. This Noise Impact Assessment was approved as part of application ref 6/2017/0624.

The building will comprise a large warehouse area with 3 storeys of offices at the front elevation, and a service yard to the eastern side of the plot.

The hours of operation of the proposed development are typically, but not limited to, 08:00 – 17:30. There is the potential for the warehouse to be operable by a small team, until midnight. These activities relate to equipment maintenance and manual processes, all of which will be carried out inside the warehouse.

Noise from vehicle movement associated with the service yard is not expected to have significant impact because this activity will be shielded by the building itself. It is expected that service yard vehicle activity will take place during typical daytime business hours. Therefore, no additional noise attenuation measures are required as this has been addressed through the layout and orientation of the building and service yard.

Building services plant will comprise three exposed condenser units located in a ground floor compound on the west elevation which serve each office floor. Toilet and kitchen extract system louvres are located on the east elevation, and supply / extract system louvres associated with the Heat Recovery Units serving the offices are located on the South (front) elevation.

Based on the predicted noise rating levels shown in the approved Noise Impact Assessment, the WHBC planning condition requirement for plant noise emissions to be less than or equal to 10 dB below the background noise level at the nearest residential property have been met. Furthermore, plant noise impact on the adjacent Howe Dell School field has been shown to be within recommended guidance limits for outdoor school teaching areas. Therefore, no additional sound insulation and attenuation measure are required over and above the design of the scheme as approved.

Following occupation of the development a further noise assessment will be carried out to assess the noise impact of the development on the nearest residential property. This report will be submitted to the Local Planning Authority within 6 months of first occupation. If the report is not approved, a scheme of sound insulation and attenuation measures will be identified to insulate from noise associated with the development. This scheme will be submitted to the Local Planning Authority for approval.