

Planning Consultation Memo

| Date | Planning Officer | Environmental Health Officer |
|-----------------------------|------------------|------------------------------|
| 05/11/18 | William Myers | Karl Riahi |
| Planning Application Number | Worksheet Number | |
| 6/2018/2170/FULL | WK/102841 | |

Address: Garages and Land adjacent to flats 37-48 Lambs Close Cuffley EN6 4HD
Application Details: Erection of third flat on the airspace of 2x existing flats.

Considerations relevant to Environmental Health for this application

Noise from Road and Rail Traffic
Noise from commercial properties

Description of site and discussion of considerations

Noise from road and rail traffic

An acoustic report provided with the application dated October 2016, assesses noise from road and rail traffic. Traffic levels may have changed since this time, including the number of trains and frequency along the railway line.

Although the importance of max noise levels at night are mentioned within the report, there is no actual assessment of the max noise levels within the acoustic report. Leading to the 20dB glazing specification appearing to be a bit on the conservative side.

More detail is required on the impact of the railway line on the proposed development, especially in terms of max noise levels. Looking at the floor plans, if read correctly, shows that bedrooms will be shielded from the railway line, which should have an impact on quality of sleep.

The shortened assessment method is suitable for road traffic, however, in this instance, due to the location of this site, it would be expected that a significant amount of shielding would be provided by the existing buildings fronting Theobalds Road making railway noise the main concern. It is assumed that readings were taken before the flats were built, therefore, not taking into account shielding which will be provided on one aspect by this building and the overall measured noise level being largely affected by noise from the railway line.

From the information at hand, some form of acoustically treated mechanical ventilation or cooling will be required, ventilation rates will need to meet those within the Noise Insulation Regulations 1975, which ensure that windows can remain closed in noisy environments at all times.

The outdoor amenity areas are shown within the acoustic report to be able to meet the 55dB WHO Guidelines for Community Noise Level.

In conclusion, additional information will be required which shows that impact of traffic and railway noise on the proposed development, and in particular, bedrooms at night in terms of max noise levels. An updated acoustic assessment should provide this detail, and may even show that a mechanical ventilation may not be needed for all rooms.

Noise from Commercial Properties

Noise from the commercial properties based along Sopers Road has not been mentioned within the acoustic report, these appear to be between 60 to 70m from the proposed development. This distance will afford some attenuation to any noise from this area.

Checking the Council's complaints database, no complaints have been received which relate to the commercial properties along Sopers Road by the existing residential properties in the area which makes issues from these premises unlikely.

Conclusion

| | |
|---|-------------------------------------|
| Recommend planning application is permitted | <input type="checkbox"/> |
| Recommend planning application is permitted but with conditions | <input checked="" type="checkbox"/> |
| Recommend planning application is refused | <input type="checkbox"/> |

Conditions

Sound Insulation (including ventilation)

Prior to any above ground development the applicant shall submit to, for approval in writing by the Local Planning Authority, details relating to a scheme to protect the proposed development from rail and traffic noise which shall be implemented before any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing. The scheme shall ensure the indoor ambient noise levels in living rooms and bedrooms meet the standards in BS 8233:2014 and take into account max noise levels. Any associated mechanical ventilation will need to meet the ventilation requirements found within The Noise Insulation Regulations 1975 (or a similar alternative to be agreed with the Local Planning Authority).

Reason – to protect the occupants of the new development from noise disturbance.

Informatives

Noise control

1. All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Council, shall be carried out only between the hours of :
8.00am and 6.00pm on Mondays to Fridays
8.00am and 1.00pm Saturdays
and at no time on Sundays and Bank Holidays

2. The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times
3. All plant and machinery in use shall be properly silenced and maintained in accordance with the manufacturers' instructions
4. All compressors shall be sound reduced models, fitted with properly lined and sealed acoustic covers, which shall be kept closed whenever the machines are in use. All ancillary pneumatic percussive tools shall be fitted with mufflers or silencers of the type recommended by the manufactures.
5. All machines in intermittent use shall be shut down during intervening periods between work, or throttled down to a minimum. Noise emitting equipment, which is required to operate continuously, shall be housed in suitable acoustic enclosures.
6. Items of plant and equipment shall be maintained in good condition so that extraneous noise from mechanical vibration, squeaking or creaking is reduced to a minimum.
7. All pile driving shall be carried out by a recognised noise reducing system.
8. Where practical, rotary drills and bursters, actuated by hydraulic or electric power shall be used for excavating hard material
9. In general, equipment for breaking concrete and the like, shall be hydraulically actuated.
10. 'BS 5228 Noise Control on Construction Sites' should be referred to for guidance in respect of all work carried out by the developer, their main contractor and any sub contractors.
11. Any emergency deviation from these conditions shall be notified to the Council without delay
12. Any planned deviations from these conditions for special technical reasons, shall be negotiated with Council at least 14 days prior to the commencement of the specific work.
13. Permissible noise levels are not specified at this stage.

Dust control

1. All efforts shall be made to reduce dust generation to a minimum
2. Stock piles of materials for use on the site or disposal, that are likely to generate dust, shall be sited so as to minimise any nuisance to residents or neighbouring businesses. Materials for disposal shall be moved off site as quickly as possible.

3. Water sprays shall be used, as and when necessary, to reduce dust from particularly "dusty" activities or stock piles.