

Planning Consultation Memo

Date	Planning Officer	Environmental Health Officer
04/07/19	William Myers	Karl Riahi
Planning Application Number	Worksheet Number	
6/2019/1370/MAJ	WK/109172	

Address: Land to the east of firs wood close, Northaw

Application Details: Erection of 26 dwellings and associated access

Considerations relevant to Environmental Health for this application

Noise from traffic along Coopers Lane Road

Noise from neighbouring religious site

Contaminated land

Air Quality

Lighting

Description of site and discussion of considerations

Noise from traffic along Coopers Lane Road

Coopers Lane Road is expected to generate a significant amount of noise from traffic which is likely to have a detrimental impact on the amenity of the proposed development (in particularly the properties closest to the road). A noise impact assessment will be required which enables the standard of noise mitigation measures necessary to meet the standards within BS8233 to be incorporated into the design of the properties. If opening windows raises the internal noise levels above those within BS8233, then a ventilation scheme will be required so that properties do not overheat in the summer months with windows closed.

The normal requirement for ventilation rates is in terms of those stipulated within the Noise Insulation Regulations 1975. However, providing evidence that windows can remain closed during the summer months without overheating through the use of a SAP assessment enables a specific resolution to be found. This can be carried out by substituting the values from Appendix P of the SAP assessment with those expected from the proposed ventilation system with windows closed.

It is expected that the properties further from the road will not need specific glazing or ventilation schemes due to shielding and distance attenuation. This can be shown within the required noise impact assessment.

External amenity areas will need to meet the 55dB WHO Guidelines for Community Noise Level.

Noise from neighbouring religious site

There is the potential for noise from the neighbouring religious site, which will need to be investigated so that the proposed development is afforded a suitable standard of amenity. The noise impact mentioned above should also assess noise from this site and provide details of mitigation measures required.

Contaminated land

A ground investigation report provided with the application has shown that contamination is not an issue for this site.

Air Quality

The size of the development and location make it unlikely to have a noticeable impact on air quality.

Lighting

In terms of lighting, the main concern is regards to the impact on existing residential properties in the area, this is also in terms of street lighting, as a development recently placed a street lamp outside of an existing resident's window resulting in light trespass into their property.

A lighting plan and luminaire details have been supplied with the application, however, this information does not enable a full assessment to be made.

Vertical lux assessments in terms of potential light trespass into windows will be required, with values compared to those for the relevant environmental zone found within the ILP Guidance Notes for the Reduction of Obtrusive Light.

It is recommended that this requirement is controlled by condition.

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 noise due to traffic and commercial businesses 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 (10dB below BS8233 noise levels for commercial/industrial noise).

If opening windows leads to internal noise levels exceeding the levels within BS8233, then mechanical ventilation will need to be installed. Any associated mechanical ventilation will need to meet the ventilation requirements found within The Noise Insulation Regulations 1975.

Outdoor amenity areas will need to meet the 55dB WHO Community Noise Guideline Level with mitigation measures provided where required to meet this level.

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

Lighting

Prior to installation of external lighting the applicant shall submit to, for approval in writing by the Local Planning Authority, details relating to the external lighting scheme (including vertical lux diagrams which show potential light trespass into windows of nearby residential properties). This scheme must meet the requirements within the Institution of Lighting Professionals guidance notes for the reduction of obtrusive lighting.

Reason –to protect the amenity of existing residential properties in the near vicinity to the development

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.