

Harrison, Liz

From: Bieda, Paul (Contractor)
Sent: 30 August 2024 11:47
To: Harrison, Liz
Subject: F/24/97945 Land adjacent to Oak Cottage. Winchester Road

I refer to the application for a residential development and would make comment regarding Environmental Noise Impact.

The acoustic report Stantec of July 2024 provides an assessment of the background noise levels, measurements whilst the commercial noise source [MacDonallds Hotel Botley Park] was in progress, the transportation levels from Winchester Road and proposed plant noise levels.

The dominate environmental sound was that of road traffic, the report then demonstrates with acoustic design coupled with the glazing and ventilation acoustic specification for the differing facades, the internal noise levels can be met, although with windows closed on some units facing Winchester Road.

Regarding the external amenity areas [balconies] to the same Winchester Road façade, which exceed the criteria, the report balances these with the reminder of the communal outdoor areas being below requirements.

Overall, the report satisfactorily demonstrates internal noise levels will be within BS 8233 limits with LOAEL impact from commercial noise. I would recommend the report be included with any approval. The plant noise levels should be in accordance with point 5:10:3. A condition here will be needed if the acoustic report is not accepted as part of any approval.

I can find no reference to a Construction Management Plan; I would suggest an advisory be included with any approval that there should be compliance with the Council's Code of Practice for contractors.

Thanks

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