

Subject: FW: Planning Application PN/25/99086 Noise comments

Sent: 02 May 2025 15:06

Subject: RE: Planning Application PN/25/99086 Noise comments

Good afternoon, Rebecca

Thank you for sending this over.

I have reviewed Sound Advice noise report reference SA – 8025 dated April 2025. The noise report shows the result of a noise survey on two locations (one facing the main road and the other location on the back of the site facing the plant used by CooperVision UK). The monitoring location at the back of the site (location 2) presents considerable high night time noise levels due to plant noise.

A British Standard 8233: 2014 assessment is present in the noise report and concludes the building requires a MVHR system for ventilation and two different types of glazing as per paragraph 9.15 page 31 to mitigate road noise and achieve BS8233: 2014 noise criteria.

A British Standard 4142: 2014 +A1:2019 assessment is also present in the noise report and shows a Significant Adverse Impact at daytime and nighttime regarding the plant located in close proximity to the site.

A Significant Adverse Impact following British Standard 4142: 2014 +A1:2019 of +12dB daytime +13dB at nighttime is very significant and very outside the acceptable criteria of a BS 4142 assessment. This demonstrates the possibility of serious noise nuisance specially at night and I **strongly recommend refusing this application in noise grounds if a plant mitigation option is not in place.**

The noise consultant suggests 3 options to mitigate the noise impact of the plant to acceptable levels. One option is a revision of the proposed internal layout where habitable rooms do not have windows facing the plant. Drawings of the updated layout have not been included in the noise report and if the applicant desires to keep the same number of apartments then this solution would most likely create habitable rooms without windows and therefor I don't think this would be a good option.

The other options are further remedial works to be undertaken to the external plant to reduce noise levels to acceptable levels. This would be the installation of a 3m tall acoustic barrier around the plant as per paragraph 12.5.1. As per the information on this paragraph this is a very high spec fence that must include mineral wool lining.

With the proposed acoustic fence in place the noise report show that the levels are acceptable.

I would suggest the following conditions:

- Prior to first occupation of the development and after a solution for the mitigation of the plant is installed and in place as specified in the noise report reference SA – 8025 dated April 2025

from Sound Advice including fence height, density and any other specifications further noise measurements will be required to show the existing noise levels at the site façade achieves acceptable noise criteria from British Standard 4142: 2014 +A1:2019 and the noise levels shown in the noise report reference SA – 8025 dated April 2025 from Sound Advice. This should be submitted to and approved in writing by the Local Planning Authority;

- Prior to first occupation of the development a post-completion noise assessment shall be carried out by a suitably qualified acoustic consultant to ensure the glazing and ventilation(MVHR) solutions specified in the noise report reference SA – 8025 dated April 2025 from Sound Advice archive the noise criteria. This should be submitted to and approved in writing by the Local Planning Authority;
- Prior to first occupation of the development, a scheme for sound insulation between the adjoining party wall between the site and the adjacent commercial building shall be submitted to and approved in writing by the Local Planning Authority after testing. The scheme shall ensure that the airborne sound insulation performance meets or exceeds the standards outlined in Approved Document E of the Building Regulations (2015 or as amended) for refurbishments. The approved scheme shall be fully implemented prior to occupation and shall be permanently retained thereafter.

Reason:

To safeguard the amenities of future occupiers and to ensure compliance with Local Plan and the National Planning Policy Framework (NPPF)

Please let me know if you need anything else.

Thank you

Andre