

Hi Lesley,

Thank you for consulting Environmental Health regarding the subject application.

Our comments are as follows:

No information has been submitted with the application demonstrating that the development is both suitable and sustainable from an acoustic perspective.

A noise assessment needs to accompany the planning application that:

- Assesses the suitability of the site for residential development in line with the ProPG assessment methodology.
- Demonstrates how the Proposed Development implements good acoustic design principles. The design measures embedded within the scheme to effectively manage noise in both indoor and outdoor amenity areas must be clearly detailed.
- When assessing internal noise intrusion, the potential conflict between acoustics and the statutory requirements of Approved Documents F (Ventilation) and O (Overheating) of the Building Regulations 2010 (as amended) must be coordinated.
- In addition to considering potential impacts on future occupiers of the development, consideration should also be given to any unintended adverse effects the Proposed Development may have on existing noise-sensitive receptors in the vicinity of the site (e.g. noise from building services systems or development-related road traffic).
- Considers the “agent of change” implications of the Proposed Development – specifically, whether it can be effectively integrated with existing land uses, such as Funland Amusement Park to the north-east.
- The Development includes commercial ground floorspace (Use Classes E) and the mixed-use implications must be carefully considered. These include the provision of enhanced sound insulation between the commercial and residential elements of the scheme, potential noise and vibration from kitchen extract systems, and the control of servicing hours and use of outdoor seating areas.
- If any kitchen exhaust systems are to be installed, a detailed scheme must be submitted to and approved in writing by the Local Planning Authority. The scheme should set out how the extraction system will be designed, constructed and maintained in accordance with the principles of best practicable means for controlling smoke, odour, noise and vibration.

The following noise standards should be applied in design:

Baseline Noise Survey

Baseline noise levels characterising the site should be established using a combination of automated and attended noise measurements. The survey should cover both a typical weekday and weekend period, to accurately establish and quantify prevailing daytime (07:00-19:00), evening (19:00-23:00) and night-time (23:00-07:00) noise levels. The noise survey will need to be conducted during the summer when the influence of Funland Amusement Park can be accurately assessed.

Building Services Plant

Noise emitted from any fixed building services plant and equipment shall be controlled to at least 5 dB(A) below the lowest representative existing background sound level, when assessed in accordance with BS 4142:2014+A1:2019, at a position 1 metre outside any habitable window of any residential or other noise-sensitive property. This criterion applies to the total contribution of noise from all plant and equipment associated with the development operating during any given period.

Full details shall be submitted demonstrating how noise will be controlled to meet this condition.

The typical minimum background sound level should be defined as the $L_{A90,15min}$ 10th percentile value for the daytime (07:00-19:00), evening (19:00-23:00) and night-time (23:00-07:00) when the plant may operate. The assessment must include valid predictions and valid assessment of any acoustic features.

External Noise Intrusion into Apartments

The building envelope, ventilation and overheating design shall demonstrate how the building has been designed to achieve the following internal noise criteria:

- Living Rooms: 35 dB $L_{Aeq,16hr}$ (07:00 to 23:00)
- Bedrooms: 30 dB $L_{Aeq,8hr}$ (23:00 to 07:00)
- Bedroom: 45 dB L_{AFmax} not to be exceeded more than 15 times per night

Sound Insulation between Commercial and Residential Elements

The separating construction between commercial and residential elements of the scheme shall achieve a minimum airborne sound insulation performance of ≥ 60 dB $D_{nT,w}$.

If you have any questions, please do not hesitate to contact me.

Best regards,

Laurence

Laurence Evans

Pollution Team Leader