

Dear Planning Team,

Thank you for consulting the Pollution Team regarding the above application.

This application seeks demolition of an existing building to provide 15 flats at upper levels and commercial unit on ground floor. The proposed site appears to be situated within an area characterised by mixed residential and commercial operations and the possibility of noise impacting on the future residents are quite obvious. Therefore, whilst I have no objections to the proposed scheme, I can advise that should planning permission be granted the sound insulation performance for the flats should be adequate and sufficient to ensure that the future occupiers of the flats are not exposed to unacceptable level of noise intrusion.

Accordingly, I have recommended the following conditions.

Sound transmission reduction condition

Prior to commencement of the development the applicant shall provide a scheme to the Local Planning Authority for its written approval detailing sound transmission reduction measures to be installed within the separating walls between the proposed dwellings and existing commercial premises that share a party wall to limit airborne sound transmission.

The scheme shall be designed to be 5dB better than that given in Approved Document E (2003 Edition incorporating 2004 and 2010 amendments) of the Building Regulations (Table 0.1a, page 12). Once agreed in writing by the Local Planning Authority the approved details shall be installed prior to the development being occupied and retained thereafter.

Sound Insulation Condition

A scheme of noise insulation/reduction shall be submitted to ensure that the noise level of 35 dBLAeq,16 hour in living rooms and bedrooms during the daytime (0700 to 2300 hours) and 30 dBLAeq,8 hour and 45 dBLAmax during the night time (measured with F time-weighting and between 2300 and 0700 hours) in bedrooms in accordance with BS8233:2014 shall not be exceeded. Where these levels cannot be met with windows open appropriate acoustic ventilation should be provided so that the room can be sufficiently ventilated. The acoustic performance of any passive vent, variable speed mechanical air supply unit or whole house ventilation must be sufficient to ensure that the noise level standards given above are not compromised.

Reason: In order to protect future occupiers against noise ingress in line with Sutton's Local Plan Policy 34.

Plant Noise condition

The rating level of the noise determined by the cumulative sound emissions of all items of plants shall be at least 5 dBA lower than the existing background noise level at any given time of operation. The noise levels shall be measured or predicted 1m externally to any window at the nearest residential façade. Measurements and assessment shall be made according to British Standard 4142:2014.

Reason: To obtain required sound insulation and prevent noise nuisance".

Construction/ Demolition Management

No development shall commence, including demolition and site clearance works, until a Construction Management Plan (CMP), to include details of: (a) provision of boundary hoarding; (b) hours of operation; (c) means to control dust and emissions to air; (d) means to control noise and

vibration has been submitted to, and approved in writing by, the Local Planning Authority. The CMP should be in accordance with the GLA's Supplementary Planning Guidance 'Control of Dust and Emissions during Demolition and Construction'. The development shall be constructed in accordance with the approved statement. Reason: To ensure that the proposed development does not have a significant adverse impact on the amenities of nearby residential properties and to minimise the impacts on local air quality.

In terms of other environmental Health matters such as Air Quality, and land contamination matters, my colleague may provide further comments under a separate consultation response.

I hope this helps.

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