

Mechanical Ventilation

I am satisfied the ventilation could be provided to, however this is not optimum solution, as detailed in the ProPG: Planning & Noise Professional Practice Guidance on Planning & Noise. The proposed layout of the development, has windows facing onto, the two noisy facades (railway and road), meaning there is no quiet façade giving you rest bite. This position has been supported by the following planning appeal.

Planning Appeal Decision by Herefordshire Council

*Appeal decision APP/W1850/W/19/3229484 - dismissed
excerpt below (see Living Conditions - 23 to 28:*

26. The noise assessment report goes on to recommend various mitigation measures to address the issue. This includes setting dwellings 18 metres back from the road, gable ends with no windows facing the roads and 2-metre-high garden fences. Bedrooms are expected to be at a high risk of traffic noise at night and therefore fan assisted ventilation is recommended so that windows could remain closed. In terms of external amenity areas, ProPG recommends noise levels should ideally not be above the range 50-55dB. The report suggests that even with the provision of acoustic fences, noise levels would still achieve the lower end of this range. Whilst internal noise levels may achieve the standards with artificial ventilation systems, the external noise levels with mitigation would still be high. Accordingly, I consider that the living conditions of future occupiers would be adversely affected.

Vibration levels

I am satisfied vibration levels are satisfactory and the proposed development could be occupied for residential purposes without causing issues for occupiers.



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