

APP/21/01010

Dear Planning Team,

I have reviewed the additional information submitted in support of the reduced housing scheme from the original 194 residential development.

A noise and vibration impact *assessment ref: R8905 -1 Rev 1, dated March 2022*. The assessment considered noise affecting the internal dwelling and amenity areas including vibration from the nearby rail way line. While the design mitigation measures are quoted for glazing configuration and ventilation requirements in areas where exceedance are predicted road traffic and rail, no product details are known at this present time. The vibration assessment showed no evidence of adverse comment. I agreed with conclusion. Given that these combination of noise mitigation measures are required to ensure the level of amenity are maintained, the following sound insulation scheme condition is recommended as follows:

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.

Post Construction validation Testing - Noise

An acoustic assessment of compliance with the noise conditions shall be submitted to the Local Planning Authority no later than two months after completion of the development hereby permitted. This will particularly consider those properties which are nearest to identified sources of commercial noise, or any major road. Any provisions indicated in the assessment which need to be made to control noise effecting the site pursuant to the said conditions, shall be submitted in writing for the written approval of the Local Planning Authority within 1 month of the assessment and all works which form part of the approved scheme shall thereafter be

implemented in accordance with a timetable to be agreed in writing by the Local Planning Authority and thereafter maintained.

Reason: To protect the amenity of future residents in accordance with Council Policies.

Noise in Amenity Spaces.

Prior to the commencement of the development hereby approved, a scheme will be provided to demonstrate that the external noise levels within the curtilage of residential units and amenity areas for the site will conform to the "Design criteria for external noise" upper guideline value of 55 dB LAeq,T and preferably with the desired LAeq,T level of 50 dB as specified in section 7.7.3.2 of BS 8233:2014.

Guidance on the noise mitigation works to be provided to ensure noise reduction for the proposed development shall be submitted to and approved in writing by the Local Planning Authority. The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

Reason:

To protect the amenity of future residents in accordance with Council Policies.

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.

Condition – Piling Method Statement

Before any piling takes place, a piling method statement shall be submitted to and approved in writing by the Local Planning Authority. Any piling must be undertaken in accordance with the terms of the approved piling method.

Informative: The piling method statement should detail the type of piling to be undertaken, why this method has been selected, measures to be taken to minimise noise and vibration and a plan showing where the piles are to be installed. There are a number of different piling methods suitable for different circumstances. Guidance is contained in BS5228 Noise control on Construction and Open sites - Part 4: Code of Practice for noise and vibration control applicable to piling operations. The contractor is required to take the best practicable means to minimise noise and vibration and the Council positively encourages the use of hydraulic, auger and diaphragm wall piling methods. Where complaints of noise and vibration are received it is expected that the contractor will undertake noise and vibration monitoring, with data reported back to the Environmental Health Service.

Reason: To safeguard the amenity of the neighbours by minimising impacts of the development that would otherwise give rise to nuisance.

Artificial Lighting

The applicant must assess the impact of external lighting proposed as part of this development. It is required to establish the impact of lighting on the surrounding environment. An assessment should consider predicted lighting levels at the proposed site. Artificial lighting on and off site must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light - GN01:2011 (or as superseded).

The artificial lighting impact assessment will be required to establish lighting during pre and post curfew, in accordance with the ILP guidance notes. The assessment of light intrusion into windows as vertical lux levels is required. A common software assessment technique of this is "The outdoor site lighting performance method (OSP)". This software provides a transparent "shoebox" surrounding the development. It has vertical sides at the boundary above the highest mounted luminaire in the installation or the highest point of the property illuminated. By identifying the location and magnitude of the maximum illuminances on the vertical surfaces of the shoebox, the potential for light trespass can be established.

I hope this is helpful.

Regards

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Environmental Health

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