

Subject: Re: APP/20/00314 - Discharge of Conditions at Fernwood House - 2nd floor 8 flat scheme

Hi Tina

I have reviewed the further information that has been submitted to comply with condition 5 of the above consent which says:

“5. No development shall commence on the site until precise details of the noise protection measures to be installed in each flat has been submitted to and approved in writing by the Local Planning Authority. The scheme must show compliance with BS8223:2014. Once the approved scheme has been installed on site, and prior to first occupation, post validation testing must be carried out by a qualified noise consultant and results submitted to the Local Planning Authority for verification. Should the measures not achieve adequate noise protection levels, then further remedial works must be agreed in writing and subsequently adjusted on site to the satisfaction of the Local Planning Authority. No occupation shall occur until all agreed noise protection measures and validation testing has been agreed in writing by the Local Planning Authority, installed maintained thereafter on site”

The information shows that it is not possible to comply with the noise criteria of BS8223:2014 with windows open due to the site being affected by high levels of road traffic noise. This means that when future occupants of the site choose to open their windows to naturally ventilate their homes they will be exposure to noise levels which may harm their health and quality of life, particularly during periods of overheating in the summer months. To limit the harm posed to future occupants of the approved flats the applicant suggests they will consider installing MVHR units with summer bypass which I am aware was also an agreed mitigation measure for the change of use of the first floor of Fernwood House to residential (condition 3 of APP/19/01230).

If the applicant agrees to install MVHR units (with summer bypass) to the flats affected by road traffic noise, the limit of harm posed to future residents from noise will be reduced to a more acceptable level and the condition above can be part discharged. To comply with the rest of the condition further noise monitoring will be required in the form of post validation testing to demonstrate satisfactory noise levels have been achieved in the flats.

Please do not hesitate to contact me if you have any queries.

Regards

Gemma

Gemma Richards

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Environmental Health