

Dear David,

Thank you for consulting Environmental Health regarding the above application. The following comments relate to noise only.

I have reviewed the Cass Allen noise assessment report (Ref: RP01-24394-R0). The environmental noise survey identifies the dominant noise sources at the proposed development site as road traffic noise from the B2149 and Barton Road, and mechanical/plant noise from the adjacent SSE building.

The assessment has been undertaken in accordance with ProPG: Planning & Noise (2017), including a Stage 2 assessment. The report states that noise from surrounding sources has been mitigated “as practicably as possible” through the positioning of dwellings and gardens, within the constraints of the site. Acoustic glazing, acoustic ventilators, and mechanical extract ventilation are recommended across all dwellings to ensure internal noise criteria are met.

However, ProPG 2017 advises that the optimum acoustic outcome should be achieved through design, orientation, and layout of buildings. It appears that a more effective acoustic outcome could be achieved by incorporating continuous housing frontages along the northern and western boundaries to act as physical noise barriers, thereby shielding internal areas of the site from the dominant road traffic noise sources.

With consideration to the above, the applicant is requested to provide further information:

- Explaining the site constraints that prevent the use of continuous housing frontage as acoustic screening.
- Demonstrating how the current layout and orientation of dwellings achieves the optimum acoustic outcome in accordance with ProPG 2017.

Additionally, while the predicted internal noise level from the SSE building is reported to be 29 dB(A) within the bedroom of Plot 55, the audibility of commercial noise within a proposed residential dwelling raises concern. This outcome does not align with the principles of Policy CS16: High Quality Design, which seeks to avoid unacceptable harm to residential amenity, including from noise.

Kind regards

Craig Milligan

Environmental Protection

Environmental Health