

Dear Selina,

Thank you for consulting Environmental Health (pollution) regarding the above application.

The proposed development site is adjacent to London Road and Hillside avenue, which introduces concerns for potential adverse impacts from road traffic noise to future occupiers. As such, a condition is recommended requiring a scheme of appropriate glazing and ventilation to provide adequate sound insulation. The scheme should be informed by an acoustic assessment undertaken by a competent acoustic consultant.

The proposed construction works are minor, however a condition restricting construction hours is recommended to protect the amenity of neighbouring residents.

Recommended conditions

Noise levels

Prior to any work commencing on site, details of a scheme for protecting the proposed dwelling from external noise shall be submitted and approved in writing by the Local Planning Authority. Such a scheme shall ensure that upon completion of the development, the following noise criteria (as recommended in BS8233:2014) shall be met:

- i. all bedrooms shall achieve an 8-hour LAeq (23:00 to 07:00) of 30dB(A)
- ii. all living rooms and bedrooms shall achieve a 16-hour LAeq (07:00 to 23:00) of 35dB(A)
- iii. L_{Amax,F} noise levels shall not exceed 45 dBA more than 10 times between 23.00 – 07.00 hours inside bedrooms
- iv. all private amenity spaces shall achieve a 16-hour LAeq (07:00 to 23:00) of 55dB(A)

A noise validation report demonstrating compliance with these noise criteria shall be submitted to and approved by the Local Planning Authority before any dwelling is occupied. This assessment shall be conducted with windows open for ventilation, unless mechanical ventilation has been provided, in which case these tests shall be performed with such mechanical ventilation running. Such noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.

Reason: To protect the amenity of future residents

Construction Hours

Construction of the development including site traffic and deliveries shall only be carried out between 8:00 am and 6:00 pm Mondays to Fridays and 8:00 am and 1:00 pm on Saturdays and at no time on Sundays and Public Holidays

Reason: To ensure that the amenities of the area are not detrimentally affected by the construction of the site outside reasonable working times

Kind regards,

Craig Milligan

Environmental Health Officer

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