

Planning Application Reference: APP/26/00332

Description: Demolition of existing buildings and the erection of 90 residential dwellings with upgraded access to Padnell Road, associated landscaping and other works.

Location: Padnell Grange, Padnell Road, Waterloo, PO8 8ED

Environmental Health (pollution) has no objection in principle to the proposed development. However, the following matters must be considered

Road traffic noise

Whilst the site is separated from the A3(M) by approximately 500m, Defra noise map indicates that the proposed development would be within the 60dB - 64.9dB noise contour. This would be considered a low-medium risk site by ProPG, 2017 where good acoustic design and an Acoustic Design Statement may be required to demonstrate how adverse noise impacts would be mitigated and minimised.

As such, it is recommended that a Noise Impact Assessment is submitted to determine noise conditions at the site and to determine appropriate noise mitigation measures as necessary.

Demolition and Construction

Due to the proximity to existing residential dwellings, a condition is recommended requiring submission of a Construction Environmental Management Plan. Construction hours should also be restricted in accordance with best practice.

Air source heat pumps

Should air source heat pumps be installed, measures should be implemented to ensure that they do not cause adverse noise impacts. This could be achieved by demonstrating that installations would comply with MCS 020 a).

Recommended conditions.

Road Traffic Noise

Prior to any construction works above ground level, an acoustic assessment shall be submitted for approval to the local planning authority. The assessment shall be compiled by a person suitably qualified in acoustics and shall include a Stage 1 and Stage 2 assessment in accordance with ProPG: Professional Practice Guidance on Planning & Noise, May 2017.

The assessment shall identify noise mitigation measures necessary, including any ventilation provision required to achieve the following noise levels at all dwellings and associated private amenity spaces.

- 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 from individual events 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) or, where this cannot reasonably be achieved, the lowest practicable level together with justification in accordance with BS8233 and ProPG.

The approved mitigation measures shall be implemented in full prior to first occupation of the relevant dwelling and retained thereafter.

Reason: to protect the amenity of future occupiers of the development

Noise validation testing

Prior to first occupation, a noise validation report demonstrating compliance of the dwelling with the following noise criteria shall be submitted to, and approved in writing by, the Local Planning Authority:

- i. all bedrooms achieve an 8-hour LAeq (23:00 to 07:00) of 30dB(A)
- ii. all living rooms and bedrooms achieve a 16-hour LAeq (07:00 to 23:00) of 35dB(A)
- iii. $L_{Amax,F}$ noise levels from individual events 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) or, where this cannot reasonably be achieved, the lowest practicable level together with justification in accordance with BS8233 and ProPG.

The assessment shall include representative sampling agreed by the Local Planning Authority. Internal noise levels shall be assessed with the approved ventilation strategy operating (e.g., trickle vents in the open position, or mechanical ventilation systems running). Such noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.

Reason: to protect the amenity of future occupiers of the development

Construction Environmental Management Plan (CEMP)

No development (including demolition) shall take place until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the local planning authority. Thereafter all works shall be carried out in accordance with the approved Statement throughout the construction period. The Statement shall provide for:

- Development contacts, roles and responsibilities
- An indicative programme for carrying out of the works
- the parking of vehicles of site operatives and visitors
- a public communication strategy, including a complaints procedure
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- wheel washing facilities
- details of construction and boundary lighting
- measures to control the emission of dust and dirt during construction
- measures to control noise and vibration during construction (including an itinerary of plant and equipment, and details of acoustic screens or barriers)

- a scheme for recycling/disposing of waste resulting from demolition and construction works

Notes

The CEMP should include that no burning of waste materials shall take place on site.

The Dust control element of the CEMP should include a site-specific dust management plan resulting from a risk assessment as detailed in IAQM document 'Guidance on the assessment of dust from demolition and construction, 2024'

Reason: To protect the amenity of residents living in the vicinity of the site

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 Holiday.

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

Informative Note

Air Source Heat Pumps

Should any Air Source Heat Pumps be proposed for installation, it should be ensured that the noise from such plant will not adversely affect residential amenity in the area. These units can create noticeable noise levels which may affect neighbouring dwellings so noise mitigation may be necessary to avoid complaints or possible formal action under other legislation.

Kind regards,

Craig Milligan

Environmental Health Officer