



From: Fiona Fitzgerald
Sent: 25 September 2018 11:38
To: Planning.Responses
Cc: Simon Davis
Subject: BR/142/18/OUT

Dear Planning,

Environmental Health do not have any objections in principle to this outline application. However, we do have significant reservations about the noise environment within the proposed flats and consider that this would need further attention in any detailed planning application.

In short, the Noise and Vibration Assessment (Acoustic Associates, J2473, 11/6/18) states that if windows are kept closed and appropriate glazing/mechanical ventilation is put in place, BS8233 will be met. However, with windows open, BS8233 will not be met either during the day or the night-time. Further, for any bedrooms on the railway façade, glazing capable of RRAIL = 45dB would need to be provided to satisfy the night-time L_{Amax} requirements of the ProPG.

ProPG states that Good Acoustic Design is appropriate in cases such as this, where acoustic design and orientation of the building should be considered as a fundamental part of the design process, and not just an add-on at the end.

Therefore, Environmental Health does not object to this application. When a detailed application is submitted, Environmental Health would expect to see the premises designed to ensure that non-habitable rooms are facing the noisiest facades (in this case the railway) and as such, provide a buffer to protect the habitable rooms. It is also likely at the point of detailed application that Environmental Health would require a 'noise testing before first occupation' type condition to be applied.

Regards

Fiona Fitzgerald