

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 18 July 2018 09:54
To: Planning Scanning
Subject: FW: F/10/18/PL

From: Fiona Fitzgerald
Sent: 18 July 2018 09:44
To: Planning.Responses
Cc: Anita Gardner
Subject: F/10/18/PL

Dear Anita,

My fundamental concerns with this acoustic report are that this is a location with very high noise levels, both during day and night time. The acoustic report that has been submitted does not show that compliance could be fully achieved internally or externally.

Specifically, compliance with BS8233:2014 will not be achieved internally with windows open (between 8 – 13dB above in daytime depending on the room, and 13 dB above in the night time. Compliance with BS8233:2014 will not be achieved with windows closed during the daytime.

In fact, the only time that it has been shown that compliance can be achieved is with windows closed during the night.

Externally, the noise levels stated in the report do not achieve the external amenity levels. The external amenity levels are stated as 60dB (5dB *above* serious annoyance) and the applicant has justified this deviation by referring to BS8233:2014 which states “in higher noise areas, such as city centres or *urban areas adjoining the strategic transport network*” – however this area is demonstrably neither as it is a rural area, regardless of how close it may be to the railway line.

There are also flaws with the acoustic report itself which would require further work to be done to satisfy the Local Authority of its validity and accuracy:

1. Readings were taken at 4m high. No justification was given for this.
2. No raw data was submitted.
3. Due to the lack of raw data it has not been possible to determine how many exceedances of the 45dB (L_{Amax}, nighttime) occur and therefore make a judgement on the actual number of exceedances.
4. No details of the proposed acoustic fence/bund have been submitted. I am presuming that due to space constraints that a bund would not be feasible, however it is not possible to determine this on the information submitted. No idea has been given on how high the fence/bund would need to be, how it would be constructed, or what noise reduction it would achieve.
5. Only a single figure of 60dB was given for external amenity areas. It is not clear whether any work has been done on whether this figure is relevant for the entire site, or not.
6. The noise calculations have been done on basic assumptions of rooms sizes and window areas. My concern is, in the final development there will be spaces where these assumptions may not hold true, resulting in a greater negative impact for any future occupant.

The applicant suggests that permission should be granted subject to an appropriate condition. However I would recommend **refusal** of this application on noise grounds, based on all the reasons above.

Regards

Fiona Fitzgerald