

Dealt with by: Environmental Health

Our Ref: DOC/2022/0077

Direct Dial:

Your Ref: as above

Email:

Date: 14th June 2024

MEMORANDUM: PLANNING CONSULTATION
--

LOCATION

Land off Ashbank Rd, Werrington

PROPOSED DEVELOPMENT

Discharge of condition 12 – Pre-completion testing - Sound Insulation

Potential Areas of Environmental Concern -

1. Compliance with BS8233:2014 Criteria internal and external sound levels.

Comments – A report has been completed by Air and Acoustic Consultant AAC project no. 100729 to discharge this condition. The acoustician has selected residential unit 38 on the site plan as representative of the property which is likely to be impacted by the highest levels of Road Traffic Noise.

1. Internal levels - The levels measured inside the property can be accepted as compliant with the criteria levels set out BS8233:2014.
2. External levels – The external levels do not appear compliant with the condition despite the Executive Summary and the Conclusion Sections of the report determining the site as compliant. The required compliance sound level in the garden is Laeq 16hr 55dB (07:00 -23:00), the results submitted in the report do not verify compliance .

The external levels for unattended monitoring in table 3.4 are showing significant exceedance at the test property – plot 38, ranging between Laeq 16hr 60.9 to 63.4dB. The short term attended monitoring is showing a minor exceedance at 55.9dBA. The acoustician appears to argue that compliance has been achieved in section 4.2 based on a 1 hr measurement despite all long term measurements showing significant exceedance. The reasoning in para. 4.2.2 which summarises how compliance has been achieved should be clarified as we determine difference between attended and unattended as a difference of +4-6dB.

It is noted unit 38 is now occupied which we understood should not have happened until compliance was confirmed. Our recommendation is that further monitoring is undertaken to determine if compliance has been achieved without further mitigation works .

PTO >

Recommendation – Environmental Health recommend the condition is not considered discharged as the information provided does not show compliance with the condition specifically in regard to external sound levels.

Advisory:

Please be aware that the responsibility for safe development and secure occupancy of the site rests with the developer.

- Any approved noise scheme and measurements should pay due regard to British Standard BS8233: Sound insulation and noise reduction for buildings (Code of Practice), BS4142:2014+A1:2019 Methods for rating and assessing industrial or commercial sound and/or the Building Regulations 2010 Document E or other appropriate guidance.

Regards,
Environmental Health