

ADDENDUM REPORT

Planning Committee



ITEM NUMBER: 6.1

SITE: FORMER BLUE MONKEY SITE

PLANNING APPLICATION NUMBER: 13/00053/FUL

APPLICANT: VITAL HOMES

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Additional comments from the Public Protection Service regarding noise and residential amenity:

Further to the initial comments on noise, if the Local Planning Authority is minded to recommend approval, the following conditions are recommended to mitigate the impact of noise so as to create an acceptable level of residential amenity: a condition to require all glazing facing Crownhill Road to be fixed and non-opening, and a condition to require the dwellings to be constructed in accordance with BS8233:1999 so as to provide high levels of sound insulation. This should be verified by a further survey.

Officers consider that the condition requiring all windows to be fixed and non-opening facing Crownhill Road would not be reasonable given the orientation and layout of the proposed development, and would give rise to other amenity concerns. However, the proposal to require high levels of sound insulation in the construction of the dwellings and a verification report to demonstrate that this has been achieved is considered reasonable. An informative is also recommended advising that a further acoustic assessment is carried out prior to construction in order to inform the method of construction.

The following additional conditions are therefore recommended:

CONDITIONS

(9) NOISE

All dwellings shall be constructed in accordance with BS8233:1999 so as to provide sound insulation against externally generated noise. The good room criteria shall be applied, meaning there must be no more than 30 dB LAeq for living rooms (0700 to 2300 daytime) and 30 dB LAeq for bedrooms (2300 to 0700 night-time), with windows shut and other means of ventilation provided. Levels of 45 dB LAf max shall not be exceeded in bedrooms (2300 to 0700 night-time).

Reason:

To ensure that the proposed dwellings hereby permitted achieve a satisfactory living standard and do not experience unacceptable levels of noise disturbance to comply

with policies CS22 and CS34 of the adopted City of Plymouth Core Strategy Development Plan Document 2007

(10) NOISE VERIFICATION

Prior to occupation of any permitted dwelling upon this site, a noise verification report should be submitted for approval by the Local Planning Authority. The report should evidence that the above condition has been met, namely that the noise standards set can be demonstrated. As such the report should show evidence of noise surveys carried out within the living rooms and bedrooms of each of the properties. The surveys should be conducted across the full time frame of the period (8 hour night time & 16 hour daytime) on a typical noisy day (a Friday would be appropriate).

Reason:

To ensure that the dwellings hereby permitted comply with appropriate noise standards to ensure that any future residents receive a suitable degree of protection from unwanted noise disturbance to comply with policies CS22 and CS34 of the adopted City of Plymouth Core Strategy Development Plan Document 2007

INFORMATIVE: DESIGN

(3) To comply with the above conditions it is highly recommend that a further acoustic assessment is carried out prior to construction. This assessment should allow for up to date noise data to be used and fed into an appropriate model to assess the noise climate at the appropriate locations on site (including at height where the noise levels will be higher than at ground level) to allow the specification of the glazing to be properly calculated. Without this information there is a risk that the glazing will not achieve the desired standards and as such any post completion pre-occupation verification survey not meeting the required standards. This would lead to the dwellings not-being able to be inhabited without potentially costly remedial mitigation work being carried out. (It is nearly always cheaper to over design the specification than remediate after completion)