

Environmental Health Consultee Comments

Application Number: UTT/22/1040/PINS - CONVERSION OF BUILDINGS AND DEMOLITION OF BUILDINGS TO ALLOW REDEVELOPMENT TO PROVIDE 96 DWELLINGS, SWIMMING POOL AND CHANGING FACILITIES, ASSOCIATED RECREATION FACILITIES, ACCESS AND LANDSCAPING

Former Friends' School,
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Lead Consultee

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Date: 18th May 2022

This service has been consulted on this application to provide 96 dwellings and associated recreational facilities. In principle no objection is raised to this proposal subject to the following comments.

It is noted that the proposed development will also re-instate the grass tennis court and a Multi-use Games Area (MUGA), which is intended to be for the new residents and the wider community, within the proposed site. The existing pool within the main school building will remain and new changing room extension is proposed. It is also stated that a hall that would be available for bookings by residents and the wider community

These all have the potential to create noise to both existing and proposed residential dwellings. There are no Noise Impact Assessments submitted in support of this application and therefore Environmental Health, object to the application at this stage until such time as suitable and sufficient noise assessment has been undertaken, including any recommendations for mitigation to ensure that acceptable noise levels, to the proposed and existing dwellings, are achieved both internally and externally.

If you are minded to approve the application the following conditions are recommended.

1. Noise

1a Noise from swimming pool and gyms

Prior to commencement a noise impact assessment including representative background noise monitoring must be carried out and a mitigation scheme evaluated and designed by an acoustically competent person to include, but not be limited to, the following and identify any other potential impact:

- Plant Noise - including extract ventilation and air conditioning - must be designed to be 10 dB below the representative background noise levels (LA90) over the time periods that the applicant wishes to operate.
Note the necessary ventilation of the premises must exclude the use of opening doors and windows)
- Music –amplified sound systems (including speech) should be able to limit the 31.5 Hz and 63 Hz octave band and or have appropriate sound insulation to (such as "box-in-box" Studio construction) to prevent the breakout of these frequencies.
- Weights - Noise and vibration impact from the dropping of free weights, kettlebells, cable station weights, weight machines, treadmills, etc
- Voices – suitable sound insulation to prevent the breakout of raised voices must be assessed and designed

Prior to operation a post completion noise survey must be undertaken by a suitably qualified acoustic consultant, and a report submitted to and approved in writing by the Local Planning Authority.

If the mitigation measures tested in the post-completion report prove to be insufficient, additional noise mitigation measures (where necessary to ensure the appropriate noise levels can be met), shall be submitted and approved in writing by the Local Authority and installed and tested prior to operation.

The scheme shall be maintained thereafter.

Reason: To ensure future occupiers enjoy a good acoustic environment, in accordance with policy ENV10 which requires appropriate noise mitigation and sound proofing to noise sensitive development.

1c Noise Multi-Use Games Areas and tennis courts

No development shall commence until a noise impact assessment has been submitted to and approved in writing by the Local Planning Authority. Such a management plan shall identify measures to control noise emanating from the

hereby permitted MUGA facility and tennis courts. Any identified measures shall be implemented in accordance with the approved plan at all times.

This shall be prepared by a suitably qualified and acoustically competent person and include, but not be limited to, mitigation of noise impacts from:

- Voices from users
- Whistles used by referees
- Rebound of balls against hard surfaces
- Crowd noise

There shall be no amplified speech or music used in the areas unless agreed in writing by the Local Planning Authority.

Reason: To ensure future occupiers enjoy a good acoustic environment, in accordance with policy ENV10 which requires appropriate noise mitigation and sound proofing to noise sensitive development.

To include a lighting assessment

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination.

Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

The scheme must conform to The Institution of Lighting Engineers Guidance for the Reduction of Obtrusive Light – Table 1 criteria.

Reason: To protect residential amenity.

1d The Hall.

It is not clear what the intended use of the hall will be but to avoid potential noise nuisance from the regularised entertainment the following condition is recommended.

Before the first use of the hall for regularised entertainment or amplified music a venue a noise assessment and report must be submitted and approved in writing by the LPA. The assessment must demonstrate that the Entertainment noise (LAeq,5min) has been controlled to 10dB below the prevailing background noise level (LA90, T) without the entertainment noise present, in each octave band at the nearest noise sensitive location.

An Electronic Sound Level Attenuation System otherwise known as an Automatic Gain Control (AGC) device or noise limiter shall be fitted before the amplifier in the signal chain with the thresholds of the limiter set on both the Left and Right stereo channels. The sound attenuation device shall be set by a suitably qualified acoustician/sound engineer so that it maintains compliance with the criteria in condition 1 above and secured so that it cannot be overridden by persons other than the appointed sound system engineers/acoustic consultant. The sound attenuation device shall not be altered without prior agreement with the LPA or Environmental Health Service. The specification of the Sound Level Attenuation System shall be submitted to and approved by the LPA.

Reason: To ensure future occupiers enjoy a good acoustic environment, in accordance with policy ENV10 which requires appropriate noise mitigation and sound proofing to noise sensitive development.

1e Noise and Vibration - Construction Phase

In view of the scale of the development as proposed and the proximity to existing residential properties, it is recommended that the following Construction Environmental Management Plan condition is attached to any consent granted to ensure that construction impacts on adjacent residential occupiers are suitably controlled and mitigated:

Prior to the commencement of the development, a detailed Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority, and the plan shall include the following:

- a) The construction programme and phasing
- b) Hours of operation, delivery and storage of materials
- c) Details of any highway works necessary to enable construction to take place
- d) Parking and loading arrangements
- e) Details of hoarding
- f) Management of traffic to reduce congestion
- g) Control of dust and dirt on the public highway
- h) Details of consultation and complaint management with local businesses and neighbours
- i) Waste management proposals

j) Mechanisms to deal with environmental impacts such as noise and vibration, air quality and dust, light, and odour.

k) Details of any proposed piling operations, including justification for the proposed piling strategy, a vibration impact assessment and proposed control and mitigation measures.

All works shall be carried out in accordance with the approved CEMP thereafter.

REASON: In the interests of highway safety and the control of environmental impacts on existing residential properties.

2. Air Quality

The submitted RSK Air Quality Assessment no.444326/AQ/02 (00) has concluded that the impact on air quality is of negligible significance and no specific mitigation measures against increased emissions post completion have been proposed, only mitigation of dust during the construction phase in Appendix B. With site specific mitigation measures in place included in a detailed Construction Environmental Management Plan (CEMP), as detailed in section 1e above the significance of dust and fine particulate matter can be suitably controlled to minimise the effect on the potential existing human receptors.

However, this development falls within the Saffron Walden Air Quality Management Area and as such it is recommended that detailed measures are submitted to support sustainable travel by future residents, in accordance with ECC guidance.

Conditions are therefore requested to minimise the impact of the operational phase by encouraging the use of low emission vehicles and non-car travel, by provision of the following:

- an electric vehicle charge points at any garage or allocated parking space associated with a dwelling
- Secure, convenient, covered storage for motorised and non-motorised cycles at each dwelling to be provided prior to occupation
- Residential travel plans aimed at promotion of sustainable modes of transport

Reason: To protect local air quality and residential amenity of existing neighbouring and future occupiers of the development.

3. Contaminated land

Whilst we have no evidence that the proposed site land is contaminated

Phase 1 Contaminated Land

In the event that contamination is found at any time when carrying out the approved development, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall then be undertaken by a competent person, in accordance with 'Model Procedures for the Management of Land Contamination, CLR 11'. A written report of the findings should be forwarded for approval to the Local Planning Authority. Following completion of remedial measures, a verification report shall be prepared that demonstrates the effectiveness of the remediation carried out. No part of the development should be occupied until all remedial and validation works are approved in writing.

Reason: To protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990