

Environmental Health Consultee Comments for Planning

Application Number: UTT/23/0950/PINS

PROPOSAL: Development of the site to create an open logistics facility with associated new access and ancillary office and amenity facilities

LOCATION: Land at Tilekiln Green, Stansted, Great Hallingbury.

Lead Consultee

Name: J Mann

Title: Senior Environmental Health Officer

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Date: 06 July 2023

Comments

I refer to the Environmental Health Planning Comments dated 26 May 2023 with respect to the above application.

The applicants have submitted a Sharps Acoustics Noise Update dated 20th June 2023. Having considered the noise update I have the following updated comments on the Noise impacts of the proposed development. The comments relating to other topics in the 26 May 2023 response remain applicable.

With respect to the noise monitoring location for Brookside being adjacent to the existing pumping station section 2.2 of the noise update states that no noise from the pumping station was apparent during the survey and results are representative of noise levels at Brookside.

In response to the character correction queries the response is that there would be no perceptible sound characteristics because the noise levels would be below the background noise levels and some noise may be just noticeable at the lowest background noise levels against the residual acoustic environment. The update note also states the following;

2.5 The predicted worst case noise levels would all be below the background noise level throughout the operational period so any impulsivity or intermittency is very likely to be effectively masked by other sounds present. The UDC EHO suggests that reversing alarms at the site would be tonal. However, SAL can confirm that tonal reversing alarms would not be used on site. (This could be conditioned, if desired).

Noise from reversing beepers are frequently the source of justified noise complaints to local authorities. The report modelling has been based upon no use of tonal reversing alarms at the site. It would be helpful to ask the applicants if this is realistic and achievable in practice? Will they own all the vehicles and plant that will operate at the site and therefore be able to modify the reversing beepers as required? Will this type of reversing beeper comply with safety regulations for all the locations in which the vehicles and plant will operate?

If the applicant agrees that no use of tonal reversing beepers is practicable, I advise that it is controlled by a planning condition. If it is not practicable the noise assessment should be updated to include noise from tonal reversing beepers in the modelling and appropriate character corrections should be applied. I would advise that clarification on this point is required prior to determining the application.

Section 2.17 of the update indicates that for the purposes of the noise modelling it has been assumed that there would be no repair, cleaning or maintenance at nighttime. Again, the applicant should be requested to confirm if this is a correct assumption. I would advise that this is conditioned. If the applicant does not think they could comply with the condition the noise model should be updated to reflect the expected operations on site at night.

Looking at appendix B the noise level prediction tables give predicted noise rating levels that are lower than background noise levels at all times. I would therefore like to withdraw my objection to the proposed development subject to confirmation from the applicant that there will be no tonal reversing beepers and no repair, cleaning or maintenance at nighttime as discussed above.

I would advise that the following conditions are attached to any permission granted to ensure that suitable noise levels are achieved as specified in the submitted noise assessments.

1. Plant and operational noise

The rating level of noise at noise sensitive receptors emitted from cumulative vehicle, plant, equipment and operational noise shall not exceed the levels provided in Appendix C: Predicted noise levels (Table C1, C2, C3, C4 and C5, electronic pages 55 to 57) of the report prepared by Sharps Acoustics, titled: Land at Tilekiln Green, Stansted. Addendum note considering the effect of changes to site layout and noise screening, dated 7 March 2023.

REASON: To protect the amenities of the occupiers of adjoining properties in accordance with ULP Policies ENV11, GEN2 and GEN4 of the Uttlesford Local Plan (adopted 2005).

2. Post completion condition

Within 6 months of the site becoming operational, a post completion noise survey shall be undertaken by a suitably qualified acoustic consultant, in accordance with BS4142 and a report submitted to and

approved in writing by the Local Planning Authority. The report shall provide information on the measured (or calculated if measurement is not possible) sound emitted from the site at 1.0m from the facade of the following residential receptors: The Old Elm, Brookside, Gerald Villa, The Old Station, Willow House. The noise survey must include reference to measured background noise levels at monitoring locations and times agreed in writing by the Local Planning Authority. Where cumulative operational noise, and plant rated noise levels are found to be more than the minimum background noise levels, a detailed noise mitigation scheme shall be submitted to the Local Planning Authority for written approval. Any scheme of mitigation shall be implemented within 3 months of the date of written approval in full accordance with the approved details, and it shall be retained in accordance with those details thereafter.

REASON: To protect the amenities of the occupiers of adjoining properties in accordance with ULP Policies ENV11, GEN2 and GEN4 of the Uttlesford Local Plan (adopted 2005).

3. Fencing specification & mitigation

Before the development hereby permitted is first brought into use, a scheme detailing all noise mitigation measures, shall be submitted to, and approved in writing by, the local planning authority. The scheme shall provide full details of the acoustic fencing to include, design, location, mass, acoustic properties, lifespan, guarantee and maintenance requirements. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and maintained at all times thereafter.

REASON: To protect the amenities of the occupiers of adjoining properties in accordance with ULP Policies ENV11, GEN2 and GEN4 of the Uttlesford Local Plan (adopted 2005).

4. Reversing beepers

No vehicles and/or mobile plant used on site shall be operated unless they have been fitted with white noise alarms to ensure that, when reversing, they do not emit a tonal warning noise.

Reason: In the interests of amenity and to comply with Uttlesford Local Plan (2005) Policies GEN4 and ENV11.

5. Repair and maintenance condition.

There shall be no repair, cleaning or maintenance of equipment, machinery, vehicles or plant at the site between the hours of 2300 and 0700 on any day.

Reason: In the interests of amenity and to comply with Uttlesford Local Plan (2005) Policies GEN4 and ENV11.

