

Environmental Health Consultee Comments for Planning

Application Number: UTT/23/2622/PINS

Land South Of (West Of Robin Hood Road) Rush Lane Elsenham

Consultee

Name: Sadie Stowell

Title: Environmental Protection Officer

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Date: 02 January 2024

Consultation on S62A/2023/0026 - Outline application for the erection of up to 40 dwellings with all matters reserved except for access Comments

Air Quality

I have reviewed the submitted Air Quality Assessment by Kairus Ltd 13th September 2023 reference: AQ052076 V2 and make the following observations:

5.1.2 of the report states 'The data also shows that although the 24-hour limit of 50 µg/m³ has been exceeded at the site, the objective, which allows for up to 25 exceedances of the limit in any one year, has not been breached.', however in 2022 32 exceedances were recorded. I believe the report meant to state 'which allows for up to 35 exceedances of the limit in any one year'. This of course does not affect the findings of the report.

Appendix B contains the recommended construction mitigation measures deemed appropriate by the IAQM. Implementation of all these measures should be secured using the CEMP condition.

The report concludes that air quality does not pose a constraint to development of the site for residential purposes.

The following conditions are recommended.

NPPF 2018 supports provision of measures to minimise the impact of development on air quality by encouraging non car travel and providing infrastructure to support use of low emission vehicles.

A condition requiring charging points for electric vehicles is requested.

Noise

I have reviewed the Noise and Vibration assessment carried out by Resound Acoustics dated 29th September 2023 Report Reference: RA00799 – Report 1:

The impact of noise upon the site was assessed using BS 8233:2014 and the WHO Guidelines for recommended internal noise levels and BS 6472 for assessment of vibration within the proposed dwellings. Calculations to determine the minimum sound reduction performance was calculated in table 6.1.

At this stage of development there are not detailed designs provided for the proposed properties. This will affect the required sound reduction performance and the consequent selection of glazing units. Further detailed consideration of the glazing components will be required once the building designs are confirmed.

An alternative form of ventilation and/or cooling may be required so that a suitable internal noise climate can be achieved whilst occupants can retain access to fresh air and maintain thermal comfort.

An acoustic barrier has also been proposed to mitigate noise in external amenity areas.

The noise and vibration assessment has shown that providing appropriate mitigation measures are incorporated into the final design of the site, sound levels within the proposed properties should meet the internal noise level

guideline values set out in British Standard 8233: 2014 and the World Health

Organisation's Guidelines for Community Noise; and sound levels within the gardens of the proposed properties should meet the requirements for external amenity areas set out British Standard 8233: 2014.

Calculated vibration levels are significantly below the level that BS6472: 2008 and as such is unlikely to cause an adverse impact to future occupiers.

As such I recommend the following condition:

Details of a scheme of noise mitigation measures in full compliance with all recommendations of the submitted acoustic report (Resound Acoustics dated 29th September 2023 Report Reference: RA00799 – Report 1) shall be submitted to the Local Planning Authority for written approval. Once approved

the scheme shall be implemented in full prior to the use commencing and permanently maintained thereafter.

Construction Impacts

This development has the potential to cause noise and dust impacts on surrounding residential properties and conditions are recommended to protect the amenity of existing residential properties close to the site:

No development shall commence on site (including demolition) until such time as a Construction and Environmental Management Plan has been submitted to and approved in writing by the local planning authority. As a minimum the plan shall cover:-

- (a) Dust mitigation and management measures.*
- (b) The location and operation of plant and wheel washing facilities*
- (c) Measure to reduce demolition and construction noise including, where applicable, noise trigger levels & monitoring and a plan to show where the nearest noise sensitive premises are in relation to the site.*
- (d) Hours of operation*
- (e) Details of a complaints procedure with a designated person on site responsible for complaint handling*
- (f) Other site specific Environmental Protection issues as requested on a case by case basis*
- (g) The development shall be undertaken in full accordance with the details approved under Parts a-f*

Informatives

Renewable Technologies:

Energy saving and renewable technologies should be considered for this development in addition to the electric vehicle charge points, such as solar panels, ground source heat pumps etc in the interests of carbon saving and energy efficiency.

Construction Advice:

Developers are referred to the Uttlesford District Council Environmental Code of Development Practice. To avoid/minimise the impact upon the amenity of

adjoining residents; developers are advised to follow the General Principle, and advice contained therein.