

## **Environmental Health Consultee Comments for Planning**

Application Number: UTT/24/1898/PINS

Former Friends School Field Mount Pleasant Road Saffron Walden Essex

### **Consultee**

Name: Sadie Stowell

Title: EPO

Tel: x

Email: [REDACTED]

Date: 30 September 2024

**Consultation on S62A/2024/0057 - Erection of 91 no. dwellings with associated infrastructure and landscaping. Provision of playing field and associated clubhouse.**

### **Comments**

I have reviewed the additional information and have updated my comments in relation to noise, all other comments in my previous memo remain valid.

### **Noise**

I have reviewed the Noise Impact Assessment prepared by Cass Allen, report reference: RP01-23493-R2, dated: 8th July 2024:

The impact of noise upon the site was assessed using BS 8233:2014 and the WHO Guidelines for recommended internal noise levels within the proposed dwellings. Calculations to determine the acoustic requirement for glazing and ventilation determined the required performance in Table 2 of the report. I am satisfied that suitable internal and external noise levels can be achieved with the mitigation outlined in the report.

The report also provides a BS 4142 assessment of the noise from the proposed ASHP. However, I raise the following concerns:

- How was 35 dB LA,Tr calculated?
- Does this number include any penalty ratings?
- The limit set out is equal to background, standardly we require plant to achieve a rating level of 5 dB below background.

It is noted that the proposed development will also include a clubhouse, three

football pitches and a Multi-use Games Area (MUGA), which is intended to be for the new residents and the wider community, within the proposed site. Following the above the following conditions are recommended:

*Details of a scheme of noise mitigation measures in full compliance with all recommendations of the submitted acoustic report (report reference: RP0123493-R2, dated: 8th July 2024:) 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.*

### **BS 4142**

*An acoustic assessment covering all proposed noise-generating fixed plant (in line with the methodology of BS 4142:2014) shall be submitted to the local planning authority for approval prior to the development commencing, along with a scheme of mitigation to ensure that:*

*1) at any time the plant rating level calculated according to BS4142:2014 shall not exceed the measured typical day and night-time LA90 background levels at any noise sensitive receptor, and additionally,*

*2) that the measured or calculated plant specific noise level (i.e. in the absence of any rating penalties) does not exceed 5dBA below the typical day and night-time LA90 levels [subject to a lower specific noise level requirement of 30dBA] at any noise sensitive receptor.*

*Once approved the scheme of mitigation shall be implemented in full prior to the use commencing and permanently maintained thereafter and replaced in whole or in part as often is required to ensure compliance with the noise levels.*

### **Sports Pitches**

*A noise impact assessment shall be conducted and a scheme shall be submitted for approval in writing to demonstrate how noise shall be mitigated to protect nearby residential properties. This shall be prepared by an acoustically competent person and include 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.*

*NMP:*

*A Noise management plan for protecting noise sensitive receptors from noise arising from activities within the proposed development shall be submitted to and approved in writing by the Local Planning Authority.*