

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

Application Number: UTT/25/0101/PINS

Land North Of Knight Park Thaxted Road Saffron Walden Essex

### **Consultee**

Name: Sadie Stowell

Title: EPO

Tel: x

Email: [REDACTED]

Date: 19 February 2025

**Consultation on S62A/2024/0075 - Reserved matters (appearance, landscaping, layout and scale); pursuant to outline planning permission ref: S62A/2023/0031 for the erection of up to 55 dwellings, associated landscaping and open space, with access from Knight Park**

### **Comments**

#### **Noise**

The internal layouts show sensitive rooms to face towards the retail park and the recycling centre. A previous noise impact assessment was carried out which recommended mitigation although not in detail due to the nature of an outline application. A detailed noise assessment should be undertaken inline with BS 4142 and BS 8233 and the WHO guidelines for community noise demonstrating that suitable noise levels can be achieved with the mitigation proposed.

The following conditions are recommended:

*No development shall commence on site until a detailed scheme, informed by noise assessment Cass Allen, reference: RP01-23338-DRAFT-R1, dated: December 2023 has been submitted to and approved, in writing, by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the structure and the layout of the dwellings are such that the indoor ambient noise levels do not exceed the values detailed in Table 4 of BS 8233:2014 and the and that the individual noise events do not exceed 45 dB LA,max,F more than 10 times a night. Where opening windows will lead to an internal noise level increase of 5dBA or greater above BS 8233:2014 recommended internal levels, the scheme shall include provision of alternative mechanical ventilation with*

*minimum performance equivalent to a mechanical heat recovery (MVHR) system with cool air bypass as an alternative means of cooling and ventilation. Noise from the system should not result in BS8233 internal levels being exceeded. Thereafter, the development shall not be carried out other than in accordance with the approved scheme which shall be completed before any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing.*

**And**

*An acoustic assessment covering all noise sources of a commercial or industrial nature (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 the proposed noise sensitive receptor, and additionally,*

*Once approved the scheme of mitigation shall be implemented in full prior to the use commencing and permanently maintained thereafter to ensure compliance with the noise levels.*