

Consultation Response from: KC Environmental Health (Pollution & Noise Control)

2024/92512 - Land at Whitehall Road West, Birkenshaw, BD11 2LS

Discharge of details reserved by conditions 5 (internal roads), 6 (right turn lane), 8 (materials), 13 (ecological enhancement), 14 (coal mining legacy), 17 (temporary drainage), 18 (temporary waste arrangements), 19 (noise assessment), 20 (phase I study), 25 (air quality) and 27 (Construction Environmental Management Plan) of previous permission 2020/92802 for erection of 10 dwellings with associated infrastructure

**Responding Date:
08 October 2024**

**Responding Officer:
Mohammed Nasim**

**Responding Ref:
WK202431664**

Note – These comments relate to Condition 19 (Noise Assessment) ONLY

Comments

The applicant has submitted a Planning Noise Assessment authored by Miller Goodall dated 29 August 2024 Ref 103182 v3 which identifies the requirements of the condition. Noise monitoring was conducted from a single monitoring position as shown in appendix 3 with para 6.2 and table 3 describing the sources of noise identified. A summary of the results is given in table 4 which shows elevated levels.

Modelling has been used to predict the levels of noise as shown in appendix 4 and in order to meet with both the daytime and nighttime requirements of BS8233, mitigation measures are necessary. Based upon reasonable construction assumptions, para 9.1.2 gives a specification for the glazing to both ground floor and first floor facades as shown in appendix 5 and table 6 shows it will meet with the internal requirements of BS8233. The external amenity areas show elevated noise levels and section 9.2 specifies mitigation measures. Para 9.2.2 states fencing up to 4.5m in height would be required to ensure plot 23 meets with the desirable level for external amenity and it is agreed that this would not be reasonable. BS8233 does state that these guideline values are not achievable in all circumstances and so this is accepted. As such, a recommendation is made for strategically located 2.8m high barriers to be installed as per appendix 6.

The findings of the report are accepted.

Recommendations

Condition 19 (Noise Assessment)

We recommend the condition is not discharged until all mitigation measures as recommended in the Planning Noise Assessment authored by Miller Goodall dated 29 August 2024 Ref 103182 v3 are implemented and retained thereafter.