

From: Cattle, Karen
Sent: Aug 2019 12:50:36 +0100
To: Cooper, Kerri
Cc: Beighton, Dave
Subject: DC/19/1010/RM Land adjacent to Haverhill Business Park, Bumpstead Road, Haverhill

Dear Kerri,

I refer to my email of the 4 July 2019 following the submission of the above Reserved Matters application and our concerns with regard to the proposed layout plan and previously submitted noise assessment.

I have now received a further noise report from Sharps Redmore, Reference: 1919017 dated 18th July 2019 following a noise survey undertaken between 8th and 15th July 2019 to determine the existing noise levels at the site. Representative background noise levels for the day and night time period at each of the monitoring locations, which includes 37, Bumpstead Road, Maryville and Ashlea Close have been calculated as 45dB daytime (0700 -2300 hours) and 35dB during the night time (2300 – 0700). Interestingly, the day and night time background noise levels at Bumpstead Road, as stated in the October 2015 report were calculated as 46dB and 40dB respectively. The noise monitoring period was however only over 2 days and did not include any monitoring over the weekend period when a significant number of operators on the Hollands Road Industrial estate are not in operation. The topography of the site has also changed since the 2015 report as the nearest residential properties are now at approximately 6-7m below the level of the proposed development and will be screened from the proposed units, which will help to reduce noise. In addition, as a general rule of thumb, anything which breaks the line of sight will reduce noise levels by 5dB.

As previously stated, the choice and selection of plant will depend on the final occupiers of each unit and is not known at this stage. To prevent any adverse impacts on the nearest noise sensitive premises, plant sound limits can be imposed so as to ensure that the plant noise arising from the development does not exceed the current day and night time background levels. Any condition would need to apply to noise from all the plant on the site taken together. Noise emission levels from individual units on the site would need to be at least 10 dB below the background noise level in order that the condition be met from the site as a whole.

With regard to internal activities, the assessment in section 5 of the report, assumes that the units will be constructed using a composite metal panel system providing a typical sound reduction performance of 28 R_w. The impact of noise from within the units will again depend on the specific use, however, based on the elevation drawings and assuming that 50% of the service bay doors will be open, noise from the internal activities will be below the existing representative day and night time levels at the nearest noise sensitive premises.

On assessing noise arising from external activities, the report has concluded that noise from car parking activities will have not have a significant impact at the nearest residential properties, being below the representative background levels.

Noise arising from servicing activities, as discussed in section 6.8 of the report, is however of some concern. The predicted noise levels have been based on the assumption that only 50% of the bays will be used during the night time period. On discussing this issue with Sharps Redmore, if all of the bays were used at night, the overall noise level would increase by 2dB at each location and the rating levels within Table 12 would increase by 2dB at each location. It is however felt that the use of all of the loading bays at each of the units, at the same time, is unlikely.

The assessments results do however indicate that the rating level of the servicing activities during the night time will be 10-12 dB (the higher level assuming 100% of the loading bays are being used) above the night time background level at 37, Bumpstead Road and Maryville and 4-6dB above the night time background level in Ashlea Road. The guidance in BS 4142:2014 does however state that the greater the difference between the background and rating level, the greater the magnitude of impact and a difference of +10 dB is likely to be an indication of a significant adverse impact, depending on the context.

Looking at the context, which is discussed in section 6.14 -6.19 of the report, whilst, taking into account the proposed screening from the acoustic fence to the rear of Units 3 and 4, the noise levels from servicing activities will be below the daytime and night time WHO Guideline values, with windows open at the nearest residential properties, noise from the service activities may still be audible and may give rise to disturbance. The character of the sound has also been discussed and whilst the area is surrounded by industrial units and there is also some noise from loading and unloading activities and vehicle movements to and from Culina to the South of the proposed development, noise levels from this development will still need to be controlled.

Section 6.19 of the report does look at further measures which could be implemented to reduce noise impact from delivery activities, including the use of electric hook-ups should refrigeration vehicles use the site and additional screening around service yards to Units 1 and 2. The possibility of an earth bund was also discussed with the noise consultant, however it was felt that due to the limitations of the site, there is insufficient room to construct a suitable bund.

The extent of any further mitigation measures that may be required will depend on the final operator of the each unit. It is therefore recommended that a condition, as proposed in section 6.20 of the report is included in any Reserved Matters consent.

To conclude, it is recommended that the following conditions to control noise arising from the proposed fixed mechanical services plant, internal activities and servicing operations at each unit proposed on this site are included in any consent granted:-

1. Further to the proposed noise levels contained in the Environmental Noise Report – Reserved Matters submitted by Sharps Redmore on the 18th July 2019, Project No. 1919017, the combined noise level emitted from any external mechanical plant and internal operations, at each Unit, installed or operated in connection with the carrying out of this permission, shall be enclosed and/or attenuated and maintained so as to ensure that the noise generated by this permission shall not exceed:-
 - 35dB(A) LA90 (1 hour daytime 07:00 -23:00) at the boundary of the nearest residential property (that being -10dB(A) below the daytime noise level measured as 45dB(A) LA90 (1 hour daytime 07:00 – 23:00 hours) and
 - 25dB(A) LA90 (15 minute night time 23:00 – 07:00) at the façade of the nearest residential property (that being -10dB (A) below the night time background noise level measured as 35dB(A) LA90 (15 minute night time 23:00-07:00).

Details of all plant, machinery and equipment, including any proposed sound proofing, shall be provided to the Local Planning Authority for approval in writing. Noise measurements for the purposes of this condition shall be pursuant to BS 4142:2014.

2. No phase or unit of the development shall be occupied until a Management Plan for that phase or unit, including hours of operation, hours of deliveries, full details of loading/unloading arrangements and any noise mitigation measures have been submitted to and approved in writing by the Local Planning authority. The Management Plan shall be implemented in full on occupation of each phase or unit and complied with thereafter unless otherwise agreed in writing with the Local Planning Authority. Please contact me should you wish to discuss further.

Regards,

Karen.

Karen Cattle MCIEH CEnvH
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