

REPLY TO PLANNING CONSULTATION

FROM: Environmental Protection Team – Noise

APPLICATION NO: 23/01631/OUT

LOCATION: Land to The West of Royal Hill Road, Derby

PROPOSAL: Outline application for residential development including access arrangements - up to 90 dwellings

CASE OFFICER: Sara Hodgkinson

COMMENTS DATE: 29 December 2023

With regards to the above planning application, I am concerned that the proposed residential units would be exposed to noise from the school close and high levels of traffic noise from roads close by.

For the reason given above, I would have very serious concerns of detriment that will be caused to future occupiers of the proposed residential units due to noise.

If planning consent is granted, I would recommend that the condition below is attached.

- A comprehensive noise assessment must be undertaken, assessing the site against the criteria contained within BS8233:2014, ProPG Guidance on Planning & Noise or any other relevant standards or guidance. The Survey shall be completed by a competent and suitably qualified acoustician and a report submitted for written approval by the LPA prior to the commencement of the development. Where the agreed Assessment indicates that mitigation works are required, a scheme must be submitted by the developer for approval, before the development commences. In all cases where windows are required to remain closed in order to achieve the relevant noise targets, the mitigation scheme shall be accompanied by an overheating assessment in accordance with TM59. All agreed mitigation works, including a ventilation scheme where necessary, must be incorporated into the Development prior to its first occupation.

Note to applicant:

- The scheme shall ensure that the L_{max} does not exceed 45dB(A) on more than 10 occasions during any night-time period).

I have no other comments to make on the application regarding noise at this time.

Kennedy Nwokolo
Specialist Technical Officer