

The above planning app has been assessed by EH and I have listed below our comments.

There are two concerns with regards to noise.

The first concern is that the noise during construction may cause a noise nuisance to nearby receptors such as the residents of Borough Avenue, Radcliffe to the North and Dumers Lane to the South East. Therefore, a suitable noise survey/ investigation shall be conducted to the satisfaction of the Local Planning Authority (LPA) to determine whether the development/ construction phase of the operation could lead to a statutory noise nuisance for nearby noise receptors.

The contractor should also employ the “best practicable means” approach during construction as defined in the Control of Pollution Act 1974 to minimise noise and vibration resulting from operations and shall have regard to BS5228 : 2009 (Code of practice for noise and vibration control on construction and open sites), especially Part 1 (Noise)

The best practicable means approach includes and is not limited to the points listed below:

- Vehicles and mechanical plant used for the purpose of the works should be fitted with effective exhaust silencers and should be maintained in good efficient working order.
- Machines in intermittent use should be shut down in the intervening periods between work or throttled down to a minimum.
- The loading and unloading of materials should take place away from residential properties.
- Materials should be handled with care and be placed, not dropped. Materials should be delivered during normal working hours.
- All ancillary plant such as generators, compressors and pumps should be positioned to cause minimum noise disturbance.
- Measures should be put in place to ensure that employees know that minimisation of noise and vibration will be important at the site.

- The second concern is that the site of this proposed development is situated adjacent to an industrial premises. It is likely that noise disturbances will occur to many residents of this proposed development from activities carried out on these adjacent sites or that may be carried out in the future, especially if these activities occur late at night or early in the morning. Therefore, in accordance with the noise impact assessment carried out, it is recommended that the acoustic fencing (shown in the proposed site layout) along the northern and western boundaries of the development is included as a condition for the development.

- In line with the noise impact assessment carried out, the living room and bedroom windows for the houses indicated should be fitted with enhanced glazing as well as double glazing for the other properties included in the development. Also, to achieve the acceptable internal noise criteria, all living rooms and bedrooms for the indicated properties will require an acoustically treated means of ventilation, instead of standard window frame slot vents.