

Online Comment

23-07-25

Application Reference:	75111/APP/2025/739
Site Location:	Union Park UP4 NORTH HYDE GARDENS HAYES
Officer:	Michael Briginshaw
Date Entered:	25-04-25
Date Transferred:	25-04-25
Consultee:	Phillip Brewer
Address of Consultee:	
Reference:	CRS124504

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Comments:	Sufficient information has been provided by the Applicant to make a recommendation on noise. It is recommended that no objection is made on noise grounds subject to the inclusion of suitable conditions which should be met based on the design information provided and considering measurement and prediction uncertainty. Normal operation With regard to the noise impact of the proposed development on the existing environment: 'For the lifetime of the development hereby permitted the rating level (LAr) of noise caused by its operation shall not exceed: 40 dB LAr 15 min for any fifteen-minute period between 2300 and 0700, and 50 dB LAr 1 hour for any one-hour period between 0700 and 2300, determined one metre free field external to any window or door of any permanent residential, or equivalently noise sensitive premises, in accordance with 'Methods for rating and assessing industrial and commercial sound' British Standards Institution BS4142 2014. Emergency equipment operation and testing The routine testing of equipment designed to operate only in an emergency shall be carried out on any normal working day Monday to Friday, between the hours of 0800 and 2000, unless agreed otherwise in writing by the council. During an emergency the above rating value limits shall be increased to 55 dB.'
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Reason

To ensure that occupants would not be exposed to noise caused by the permitted development that would be likely to cause an adverse effect on their health and quality of life with windows fully open for the purposes of ventilation and cooling.

Informative

It is considered that a condition based on fixed noise levels is consistent with noise and planning policy by relating external noise levels to the point at which adverse effects on health and quality of life start to be observed. The limit values are intended to be consistent with the evidence base that is reflected in guidance: 'Guidance on Sound Insulation and Noise Reduction for Buildings' BS8233 2014. This is combined with the assessment principles and procedures detailed in guidance: 'Methods for rating and assessing industrial and commercial sound' British Standards Institution BS4142 2014.' This is used to set reference time periods for the assessment and adjust measured or calculated LAeq values for character as detailed in BS4142 to determine the rating level.
