

Brooke Bournague

Subject: FW: Planning Application Ref: PLAN/2020/0568 - North & South of Goldsworth Road

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From: Emma Bourne

Sent: 18 December 2020 17:53

To: Brooke Bournague

Subject: Planning Application Ref: PLAN/2020/0568 - North & South of Goldsworth Road

Dear Brooke,

I apologise for the delay in getting this to you.

Further to our previous correspondence, I would like to confirm the following conditions are recommended by Environmental Health, should this planning application be permitted;

Condition 1

Prior to the commencement of superstructure works for any residential building, details of a scheme for protecting the habitable rooms of any dwelling within the development from noise emanating from the Downside Goods Yard shall be submitted and approved in writing by the Local Planning Authority. The details and scheme shall include:

- a) Presentation of predicted noise contours, and calculation of noise levels inside apartments, including the information set out below.
- b) Preparation of noise contour plots showing the areas on each façade of the residential development where rating levels, for the closest approach of the rail unloading operation of Downside Goods Yard, are greater than 55 dB L_{Ar, 1 hour} ^{note1};
- c) The noise calculations must allow for the use of two machines unloading wagons simultaneously as well as two wheeled loaders for placing material into road vehicles.
- d) Each of the noise contour plots for buildings T1, T2 and T3 must indicate where windows, doors and balconies are exposed to a rating level greater than 55 dB L_{Ar, 1 hour}.
- e) For each window where rating levels are greater than 55 dB L_{Ar, 1 hour}, the apartment or studio type shall be identified.
- f) For each apartment and studio type, the highest rating level shall be used as the basis for the calculation of internal noise levels arising from the Downside Goods Yard operation.
- g) The calculations shall be undertaken in accordance with G.2.1 Calculation method and G.2.2 in BS8233:2014 'Guidance on sound insulation and noise reduction in buildings'.
- h) For each apartment and studio type, using the highest rating level from the noise contour plots, the calculations will demonstrate that the following internal noise levels can be achieved for all habitable rooms due to noise from Downside Goods Yard:
 - a. 30 dB LA_{eq, 1 hour} during the day ^{Note 2}
 - b. 25 dB LA_{eq, 1 hour} (in bedrooms only) during the night ^{Note 3}

c. 45 dB LAF, max

- i) If the initial calculations demonstrate that these internal noise levels cannot be achieved, the sound insulation specification will be improved until compliance can be demonstrated.
- j) The development shall thereafter be fully implemented in accordance with the approved details and such approved details shall thereafter be permanently retained.

Note 1 – LAr is the rating level as calculated using British Standard 4142 (Currently version 2014 + A1:2019). Any presentation of the rating level must also include any corrections for impulsivity, tonality, intermittency or general character. As the unloading of aggregates is clearly impulsive, and highly perceptible in the absence of concurrent train pass-bys, a character **correction of +9dB** would be expected. Any deviation from this correction will require evidence as to how the correction has been derived.

Note 2 – Daytime (07:00 to 23:00)

Note 3 – Night-time (23:00 to 07:00)

Reason: To ensure a good standard of residential amenity for future occupiers and to protect the existing and future operation of the safeguarded Downside Goods Yard in accordance with Policy CS21 of the Woking Core Strategy (2012), Policies DM5 and DM7 of the Development Management Policies DPD (2016), Policies MC6 and MC16 of the Surrey Minerals Plan Core Strategy DPD and the provisions of the NPPF.

Condition 2

Prior to the first occupation of the development hereby permitted, full details of a scheme for the testing of the internal noise environment of dwellings within the development affected by noise emanating from the Downside Goods Yard, to demonstrate compliance with the internal noise level criteria within Condition 1, shall be submitted and approved in writing by the Local Planning Authority. The scheme shall include provision for:

- Witnessed compliance testing for internal noise levels in a minimum of five (maximum of ten) of the apartments / studios which the noise contour plots for Condition 1 a) indicate have the highest rating levels per building block.
- The compliance testing shall be undertaken during a period when train unloading is taking place and at times when construction site activity and mainline rail noise are less than during typical weekdays e.g. evenings / weekends.
- The measurements shall be for a minimum period of 1-hour per apartment or studio using a sound level meter that logs 'sound pressure level versus time' trace set to maximum of 1-second interval. The passage of trains shall be marked on the trace and notes shall be made about the noticeable external events that affect the measurements.
- If the Downside Goods Yard operations exceed 45 dB LAF, max at any time during the 1-hour measurement the sound insulation specification shall be compared with the actual construction in the apartment / studio. The sound insulation shall be improved and testing repeated to demonstrate compliance with the internal noise level of 45 dB LAF, max.
- The scheme for testing shall thereafter be implemented as approved and the results of the testing shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the apartments / studios affected.

Reason: To ensure a good standard of residential amenity for future occupiers and to protect the existing and future operation of the safeguarded Downside Goods Yard in accordance with Policy CS21 of the Woking Core Strategy (2012), Policies DM5 and DM7 of the Development Management Policies DPD (2016), Policies MC6 and MC16 of the Surrey Minerals Plan Core Strategy DPD and the provisions of the NPPF.

Condition 3

Prior to the commencement of superstructure works for a residential building, details of a scheme for protecting the habitable rooms of any dwelling within the development from noise emanating from the mainline railway shall be submitted and approved in writing by the Local Planning Authority . The scheme shall include:

- Presentation of predicted noise contours, and calculation of noise levels inside apartments, including the information set out below.
- Preparation of noise contour plots showing the areas on each façade of the residential development where rail noise levels are greater than 55 dB LAeq, 16 hour;
- Each of the noise contour plots for buildings T1, T2 and T3 must indicate where windows, doors and balconies are exposed to levels greater than 55 dB LAeq, 16 hour.
- For each window where rail noise levels are greater than 55 dB LAeq, 1 hour , the apartment or studio type shall be identified.
- For each apartment and studio type, the highest level shall be used as the basis for the calculation of internal noise levels arising from train movements on the railway.
- The calculations shall be undertaken in accordance with G.2.1 Calculation method and G.2.2 in BS8233:2014 “Guidance on sound insulation and noise reduction in buildings”.
- For each apartment and studio type, using the highest level from the railway noise contour plots, the calculations will demonstrate that the following internal noise levels can be achieved for all habitable rooms:
 - 30 dB LAeq, 16 hour during the day
 - 25 dB LAeq, 8 hour (in bedrooms only) during the night
 - 45 dB LAF, max (in bedrooms only) during the night
- With Mechanical ventilation operating under normal operating conditions, the total noise levels of
 - 35 dB LAeq, 16 hour during the day
 - 30 dB LAeq, 8 hour (in bedrooms only) during the night
 - 45 dB LAF, max (in bedrooms only) during the nightshall be met in all studios and apartments
- If the calculations demonstrate that these internal noise levels cannot be achieved, the sound insulation specification will be improved until compliance can be demonstrated.
- The full details of the calculations and supporting information relating to the sound insulation specification shall be supplied to the planning authority for verification and approval.

Reason: To ensure a good standard of residential amenity for future occupiers and to protect the existing and future operation of the safeguarded Downside Goods Yard in accordance with Policy CS21 of the Woking Core Strategy (2012), Policies DM5 and DM7 of the Development Management Policies DPD (2016), Policies MC6 and MC16 of the Surrey Minerals Plan Core Strategy DPD and the provisions of the NPPF.

Condition 4

Prior to the commencement of superstructure works for any residential building, details of:

- how overheating shall be addressed through glazing and ventilation design; and
- that building design does not lead to unacceptably high levels of noise when glazing and ventilation are operating to prevent overheating.

must be submitted to and approved in writing by the Local Planning Authority.

Residential buildings must thereafter be permanently maintained in accordance with the approved details for the lifetime of the development.

Reason: To safeguard the residential amenities of future occupiers in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM7 of the DM Policies DPD (2016) and the NPPF.

Condition 5

Prior to the commencement of superstructure works for any residential building, details demonstrating:

- that all external amenity spaces for that building meet 50 dB LAeq,T during normal conditions;
- Where external amenity space(s) are predicted to be higher than the above criteria a scheme of mitigation to reduce external amenity space noise to a minimum, or access to/provision of suitable, alternative, external amenity space for affected residents

must be submitted to and approved in writing by the Local Planning Authority. Any approved noise mitigation must be implemented concurrently with the development of the external amenity space(s), fully implemented prior to first occupation of that building and thereafter be permanently maintained in accordance with the approved details for the lifetime of the development.

Reason: To safeguard the residential amenities of future occupiers in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM7 of the DM Policies DPD (2016) and the NPPF.

Condition 6 - Plant and Equipment Details (standard condition AM6 already provided – amended version)

No fixed plant and equipment associated with air moving equipment, compressors, generators or plant or similar equipment, provided to service the completed development, shall be installed until details, including acoustic specifications have been submitted to and approved in writing by the Local Planning Authority. Such plant and equipment shall not be installed otherwise than in strict accordance with the approved specifications.

Reason: To protect the environment and amenities of the occupants of neighbouring properties.

Condition 7 – Construction Hours (standard condition AM13 already provided)

Construction work of any sort within the area covered by the application site shall only take place between 0800 -1800 hours, Monday to Friday, 0800-1300 hours on Saturday and not at all on Sundays, Bank or Public Holiday]s unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the environment and amenities of the occupants of neighbouring properties.

Kind Regards,

Emma

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