

Environmental Protection COMMENTS

Case Number	20250486
Case Officer	Ms Amanda Cue
Address	Berkeley Modular Limited, Berkeley House, Crete Hall Road, Northfleet, Gravesend, Kent, DA11 9AA
Proposal	EDC Re-consultation EDC/25/0010 Change of use from B2 Use Class (General Industrial) and ancillary office to flexible B2 (General Industry), B8 storage and Distribution), E(g)(iii) (Industrial Processes) Uses with ancillary office, associated works and reuse of existing outside storage area to provide 68no. additional car parking spaces.
Consultation Expiry Date	5 June 2025
Date of Response	5 June 2025 (JO)

The following comments are made:

Noise

Bureau Veritas has reviewed the submitted noise impact assessment on behalf of EDC and provided an Advisory Technical Note which has been reviewed. In terms of operational noise, it's noted that an assessment of use as a parcel distribution centre has been considered. Potential impacts from HGV movements, parking on site, operational noise and changes to traffic movements/numbers has been reviewed. The report concludes that even if the use is for B8 (parcel distribution) there will be a negligible impact on the nearest noise sensitive receptors both in terms of internal noise levels and also noise levels in gardens.

Without reviewing the NIA itself (for which I do not have time), I'm not in a position to dispute these findings.

However, due to the number of residential premises in very close proximity, it is re-iterated that careful consideration of the 24-hour use must be considered. As highlighted previously, the parking area and plant room are on the side of the property closest to the residential area. Also, the 'goods in' area is at this end of the building. These are all areas that could result in noise at night leading to noise complaints, particularly in warmer months when windows are open, which will fall to GBC to investigate.

In terms of any new plant/equipment to be installed as a result of new occupiers, the following condition is advised:

Noise – new plant/equipment

The rating noise from any new fixed building services/mechanical plant/equipment, including any

air systems, associated with the development shall be at least 10dB below the existing LA90 background level at the nearest noise sensitive receptors (i.e. dwellings) when measured and assessed in accordance with BS4142:2014.

Details of any new/proposed fixed building services/mechanical plant/equipment shall be submitted for approval and must demonstrate, by the submission of an appropriate noise assessment that the above requirements will be complied with prior to installation.

Air Quality

Logika has provided an Advisory Technical Note of the Stantech Air Quality Assessment on behalf of EDC. The technical note concludes that the air quality assessment has been undertaken satisfactorily and based on updated traffic data there will be no material impact on air quality.

As with the noise technical note, without reviewing the air quality assessment itself, (for which I do not have time), I'm not in a position to dispute these findings.