

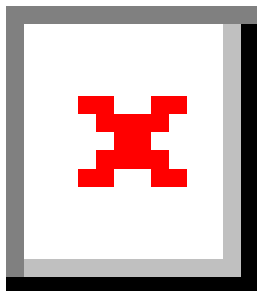
Environmental Protection COMMENTS

Case Number	20230731
Case Officer	Amanda Grout
Address	Former Northfleet Cement Works, The Shore, Northfleet, Gravesend, Kent, DA11 9AN

Proposal	Harbour Village applications Phases 3A (EDC/23/0086) - EDC Technical Note re noise
Consultation Expiry Date	25 September 2023
Date of Response	5 September 2023 (JO)

The Advisory Technical Note regarding noise (by Bureau Veritas - BV) submitted by EDC has been reviewed. The Technical Note is in relation to the discharge of Condition 9b of the original outline consent (ref EDC16/0004).

BV advises that suitable internal noise levels can be achieved with appropriate glazing and ventilation based on closed windows. This is agreed, but it should be highlighted that the riverside properties (those closest to the river and Robins Wharf) will be reliant on mechanical ventilation in



order to prevent overheating with windows closed, and I can't see that sufficient information has been provided on this. More information is therefore required as this is a reserved matters application.

With regards to noise in the external amenity areas (balconies), BV advises that some facades will experience adverse impacts and levels above the advised criteria given in BS8233. This is as a result of the noise from the existing daytime industrial activities in the area. In addition, road traffic noise levels of some facades will also give rise to exceedances of the external amenity levels.

Based on this, BV advises that additional assessment and justification is need to demonstrate that the noise impacts will be acceptable and that additional mitigation may be required. This is agreed as it is important that any noise impacts are dealt with at this stage so that any potential noise nuisance complaints from future occupants that would fall to Gravesham Borough Council to deal with are avoided.