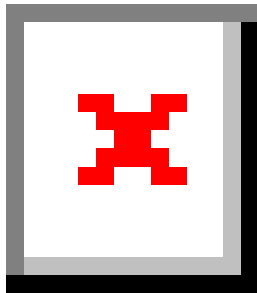


Environmental Protection COMMENTS

Case Number	20241042
Case Officer	Ms Amanda Cue
Address	Masons Solicitors, 35 Perry Street, Northfleet, Gravesend, Kent, DA11 8RB
Proposal	Erection of first floor extension with pitched roof comprising two one bedroom flats. Alterations to the existing building by internal division and new shop front to create two Class E business units. Demolition of a small section of the existing building at the rear to create a bin store area.
Consultation Expiry Date	16 December 2024
Date of Response	13 December 2024 (JO)

The Noise Impact Assessment dated October 2024 by MRL Acoustics (Report Ref: MRL/100/2115.1v1) has been reviewed. Appropriate noise measurements have been taken in the area in order to assess existing noise sources including the nearby pub, other commercial uses and traffic noise. The report concludes that internally, noise levels in the proposed dwellings will



be in excess of the criteria in BS8233:2014 both during the daytime and also at night. This is with windows open for ventilation.

Mitigation measures are therefore needed, and these are provided in section 5 of the report. These include a glazing specification for upgraded glazing and acoustically treated ventilation as an alternative to opening the windows. Options for alternative ventilation are provided (section 5.11) and these include various mechanical ventilation options. Alternatively, acoustically treated trickle vents could be used (NOT standard trickle vents). This ventilation requirement is needed for all habitable rooms overlooking Perry Street and, on the façade, facing Alfred Place. This is agreed with.

If mechanical ventilation is installed, it must not result in further elevation of internal noise levels such they the criteria in BS8233 is exceeded.

At this stage the end user of the 2 ground floor commercial units is not known. If plant/equipment associated with these uses is to be installed, it must not impact on the flats above.

To address the above and other matters, the following conditions/informatives are recommended.

Noise Mitigation

The noise mitigation measures as detailed in report Noise Impact Assessment dated October 2024 by MRL Acoustics (Report Ref: MRL/100/2115.1v1) (The Report) shall be implemented by competent persons. Prior to operation a post completion noise survey must be undertaken by a suitably qualified acoustic consultant, and a report submitted to and approved in writing by the Local Planning Authority. The post completion testing shall assess performance of the noise mitigation measures against the noise levels as set in the Report.

If the mitigation measures tested in the post-completion report prove to be insufficient, additional noise mitigation measures (where necessary to ensure the appropriate noise levels can be met), shall be submitted and approved in writing by the Local Authority and installed and tested prior to operation.

The mitigation measures must be retained thereafter.

Noise Control – Plant/Equipment

The rating noise from fixed building services/mechanical plant/equipment 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. A report demonstrating this must be submitted for approval prior to any plant/equipment being installed.

Code of Practice on Construction and Demolition

Please apply

Lighting

Artificial lighting can cause a statutory nuisance under the Environmental Protection Act 1990. It is important that the applicants are not permitted to install external lighting that illuminate anything other than the ground within the curtilage of the new properties in order to assist in preventing a nuisance from occurring (which would be most likely if the bedrooms on neighbouring properties are illuminated).

Drainage/sewerage informative

The foul sewage shall be removed by means of the mains drainage system and not by the use of non-mains sewerage systems, unless connection to the drainage system is not reasonably practicable.