



Environmental Protection COMMENTS

Case Number	20220223
Case Officer	Alison Webster
Address	Buckland Farm, Chalk Road, Higham, Rochester, Gravesend, Kent, ME3 7JY

Proposal	Planning application to convert barn into single 3 bed dwelling.
Consultation Expiry Date	21 May 2022
Date of Response	06 May 2022 (KM)

After reviewing the application and information submitted we have the following comments;

Noise Control

The proposed development lies within an active commercial site and the building will continue to share a party wall with a commercial building that has planning permission to operate under class E. This designation covers a wide range of possible uses some of which have the potential to cause significant noise nuisance to future occupiers of the proposed dwelling. As planning



permission would not be required to change use between the current use of the adjoining commercial unit and other class E uses, we consider it reasonable that our assessment considers all uses under the class E planning designation as potentially occurring.

We therefore strongly advise that in order to limit the likelihood of noise nuisance affecting future residents of the proposed dwelling, that prior to determination of the application a noise impact assessment shall be carried out and submitted to the LPA for approval demonstrating that:

- The internal ambient noise levels in all habitable rooms of the proposed residential dwellings shall not exceed the guideline LAeq values found in Table 4 of BS8233:2014.
- The maximum internal noise levels in all habitable rooms should not exceed 45dB LAmax more than 10 times per night in accordance with the Professional Practice Guidance on Planning & Noise and the WHO Guidelines for Community Noise.
- If relevant, 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

The noise impact assessment must not only assess the current uses of the area but also possible uses within the class E planning designation that have the potential to cause noise nuisance, such as Creche, Gym and Industrial Processes.

Ventilation

Future residents must have access to clean air, free from nuisance odours without having to open their windows therefore details of a suitable ventilation system must be submitted to the LPA prior to determination. If a mechanical ventilation system is necessary to protect residents then acoustic details of the system must also be provided and these must be considered within the noise impact assessment required above.

Contaminated Land Watching Brief

The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the local planning authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the LPA as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.

Code of Practice on Construction and Demolition

Please apply

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. If foul sewage is to be removed using non-mains sewerage systems, a sewage

treatment plant or septic tank system will be considered in preference to a cesspool. Such a system may require the prior consent of the Environment Agency under the terms of the Water Resources Act 1991. Applicants are therefore advised to discuss their requirements with the Environment Agency at the earliest opportunity. It should be ensured that the septic tank or cesspool is of adequate capacity to serve the proposed development and suitable access and hardstanding area shall be maintained to it on site.

Electric Vehicle Charging Points

The application provides the opportunity for the installation of a suitable EV charging point This should ideally be a condition, however if that's not possible then please add as an informative.

Gravesham Borough Council