

**TO: DEVELOPMENT MANAGEMENT- PLANNING AND
TRANSPORTATION**
**FROM: ENVIRONMENTAL HEALTH AND TRADING
STANDARDS**



APPLICATION DETAILS

343981 / 213930

Land at, 72-80 Widemarsh Street, Hereford

Susannah Burrage, Environmental Health Officer

I have received the above application on which I would be grateful for your advice.

The application form and plans for the above development can be viewed on the Internet within 5-7 working days using the following link: <http://www.herefordshire.gov.uk>

I would be grateful for your advice in respect of the following specific matters: -

<input type="checkbox"/>	Air Quality	<input type="checkbox"/>	Minerals and Waste
<input type="checkbox"/>	Contaminated Land	<input type="checkbox"/>	Petroleum/Explosives
<input type="checkbox"/>	Landfill	<input type="checkbox"/>	Gypsies and Travellers
<input type="checkbox"/>	Noise	<input type="checkbox"/>	Lighting
<input type="checkbox"/>	Other nuisances	<input type="checkbox"/>	Anti Social Behaviour
<input type="checkbox"/>	Licensing Issues	<input type="checkbox"/>	Water Supply
<input type="checkbox"/>	Industrial Pollution	<input type="checkbox"/>	Foul Drainage
<input type="checkbox"/>	Refuse	<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	

Please can you respond by ..

Comments

My comments are from a noise and nuisance perspective.

A noise impact assessment is supplied with this proposal. It is based on a previous proposed layout for 27 bedrooms for student accommodation. This proposal is for 21 studio flats. Flats 1-3 and 12-14 will be impacted by road traffic noise. Reinterpreting the original noise report - 6 of the 21 proposed flats will be adversely impacted by road traffic noise.

The noise assessment found that internal noise levels were 66dB LAeq during the day and 56dB LAeq at night at the elevation facing Widemarsh St. Noise levels elsewhere were found to be significantly less. The noise assessment identified that noise mitigation would be needed elevation facing Widemarsh Street. This has identified the need for new 42dB acoustic trickle vents for all rooms facing Widemarsh Street and an enhanced glazing specification of acoustic double glazing rated Rw 40dB. The external amenity space to be a fully enclosed courtyard to screen out road traffic noise to achieve desirable external amenity standards set out in BS8233. Tables 6.3 and 6.4 set out the noise levels to be achieved with this mitigation in place.

Noise levels between separate units of accommodation are covered by Building Regulations.

The proposed mitigation strategy does rely on a windows closed strategy to achieve desirable internal day and night time noise levels in 6 of the 21 proposed studio flats. Whilst our department does not generally endorse a windows closed strategy as noise mitigation, it is recognised that the majority of rooms in this proposal will not have to rely on this and that the context is that this is a city centre development. Providing that the mitigation proposed in the noise assessment is undertaken, our department has no objections to this proposal on noise grounds. We would however, recommend the following condition:

No noise generating external plant nor equipment shall be installed to the exterior of the development without written permission from the local planning authority.

Reason: In order to protect the amenity of occupiers of the development and/or nearby properties so as to comply with Policies SS6 and SD1 of the Herefordshire Local Plan Core Strategy and the National Planning Policy Framework

Signed: Susannah Burrage

Date: 3 November 2021