

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



APPLICATION DETAILS

382327 / 231703

Three Counties Hotel, Belmont, Hereford, Herefordshire, HR2 7BP

Mrs Phillipa Long, 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: -

	Air Quality		Minerals and Waste
	Contaminated Land		Petroleum/Explosives
	Landfill		Gypsies and Travellers
X	Noise		Lighting
	Other nuisances		Anti-Social Behaviour
	Licensing Issues		Water Supply
	Industrial Pollution		Foul Drainage
	Refuse		

Please can you respond by ..

Comments

My comments are from a noise nuisance perspective.

I am in receipt of this application for the demolition of the hotel and erection of a Class E food store with associated access, parking, servicing, drainage and landscaping.

I have concerns regarding the impact on the amenity of local residents from noise.

A noise assessment has been provided and considers noise from fixed mechanical plant, deliveries and customer vehicles. Background day and night time noise levels were taken in two locations thought to be representative of the background noise at Glastonbury Close and Flaxley Drive. Noise recordings were also taken between the hours of 05:00 to 7:00 and 20:00 to 23:00.

The noise assessment considers the noise from HGVs delivering to the store during a normal store delivery to another branch of Lidl which takes about 60 minutes and these are set out in table 6. The report anticipates no more than 2 HGV deliveries per day and the applicant proposes a level dock for vehicle unloading.

The proposed plant includes outdoor air handling units, food refrigeration pump stations and dry coolers which will be mounted on anti vibration mounts. The air conditioning units will only operate during the hours of 07:00 to 23:00.

The noise assessment uses the methodology set out in BS4142 to assess the impact of deliveries, customer vehicles and external noise generating plant at the closest residential premises. Proposed mitigation includes a 3m high acoustic fence around the plant area with a 1.8m high fence to the east with a 2.4m high acoustic fence installed above the retaining wall in the delivery bay. With mitigation in place, the assessment finds that plant noise levels during the day (at ground floor) and night (at first floor) will be less than background noise levels and therefore of low impact.

The assessment then considers the cumulative impact of the plant noise and delivery noise during the day and Sundays/bank holidays. During the day and Sundays/bank holidays there is a small change in the noise levels (+0.7 and +1.1 respectively). We understand that there will be a maximum of 2 HGV and 3 LGV deliveries per day. The deliveries are proposed for the following hours:

0700 - 2300 Monday-Saturday

1000 - 1630 Sunday

0800 - 1800 Bank Holidays

There will be no night time deliveries.

The methodology for the BS4142 includes a character correction for the quality of the noise and the assessment has added 5dB for impulsivity and tonality. With the character correction, there will be an excess of 3dB above the background noise levels during the day. The report discusses the context of its findings and concludes that the cumulative noise level will represent a No Observed Adverse Effect Level in accordance with the National Planning Practice Guidance where noise is noticeable but not intrusive.

Given the nature of the area and the delivery hours of nearby commercial premises, I have no objections to this application subject to the following conditions being added to any permissions granted:

The hours of delivery to the store be restricted to no earlier than 07:00 Monday to Saturday and no later than 22:00. Hours of delivery on Sundays and Bank Holidays shall be restricted to between 10:00 and 16:00.

Noise mitigation in the form of acoustic fencing minimum density 10kg/m2 as detailed in the application is erected.

The trading hours of the store be restricted to 08:00 and 22:00 Monday to Saturday and 10:00 to 16:00 on Sundays and Bank Holidays.

Prior to the commencement of the development a detailed Construction Method Statement (CMS) shall be supplied and approved to minimise noise and nuisance to neighbours: The CMS shall contain the following:

The methods and materials to be used to ensure that the generation of noise is minimised;

Choice of plant and equipment to be used;

The use of prefabricated materials wherever possible;

Regarding optimum site layout, noise generating activities to be located away from sensitive receptors; and good housekeeping and management, to include.

a) Review of plant and activities to ensure noise minimisation measures are in place and operating;

b) Public relations, e.g. provision of telephone numbers for complaints, pre-warning of noisy activities including activities that might generate perceptible vibration, sensitive working hours;

c) Controlling of site traffic and setting up of access routes away from sensitive receptors; and

d) Provision of noise monitoring during activities likely to affect sensitive receptors.

Prior to the commencement of the development a proposal for the survey and treatment of rodents in the vicinity shall be supplied to the authority for approval in writing.

Reasons: In order to protect the amenity of occupiers of 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: Mrs Phillipa Long
Date: 31/07/23