

DM.26.1741 Land at St James Road, EG

The town-centre location is in proximity to roads carrying moderate to high traffic flows. Whilst it is not clear at this stage whether noise constraints might limit residential development, the proposal should be subject to a condition requiring the submission and approval of an Acoustics, Ventilation and Overheating Scheme to demonstrate that appropriate internal noise levels, ventilation and thermal comfort can be achieved for the future occupants. Additionally construction activities should be controlled to protect neighbouring amenity.

Accordingly I recommend the following conditions should the proposed development be granted permission:

Conditions:

AVO - No development shall commence until an Acoustics, Ventilation and Overheating (AVO) Scheme has been submitted to and approved in writing by the Local Planning Authority. The AVO Scheme shall demonstrate that the development has been designed in accordance with the principles of good acoustic design as set out in the Professional Practice Guidance on Planning and Noise (ProPG) and shall include an Acoustic Design Statement detailing the measures incorporated to minimise noise exposure. The scheme shall identify the predicted external and internal noise environment for the development and demonstrate how internal ambient noise levels within habitable rooms will achieve the guideline values contained within BS 8233:2014 (or any subsequent revision), with consideration given in the first instance to achieving those standards whilst providing appropriate natural ventilation. The scheme shall also demonstrate that internal noise levels within bedrooms will not normally exceed 45 dB L_{Amax,F} between 23:00 and 07:00. Where it is demonstrated that the required internal noise standards cannot reasonably be achieved through good acoustic design whilst providing natural ventilation, the scheme shall set out how acceptable internal noise levels, adequate ventilation and thermal comfort will be achieved. Where windows are required to remain closed, or partially closed, to achieve acceptable internal noise levels, an overheating assessment shall be undertaken in accordance with CIBSE TM59 (or any subsequent revision). Any mechanical ventilation system shall be capable of providing the required ventilation rates whilst maintaining the specified internal noise environment. No dwelling shall be occupied until the approved AVO Scheme has been implemented in full for that dwelling. The approved measures shall thereafter be retained and maintained.

Reason: To ensure that future occupiers are provided with an acceptable standard of residential amenity having regard to noise, ventilation and overheating and to accord with DP29

Construction Management: Prior to the commencement of the development a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall include amongst other matters details of: measures to control noise or vibration affecting nearby residents; artificial illumination; dust control measures in accordance with best practice. The construction works shall thereafter be carried out at all times in accordance

with the approved Construction Environmental Management Plan, unless any variations are otherwise first submitted to and approved in writing by the Local Planning Authority.

Construction and Deliveries (during the construction phase): Unless otherwise agreed in writing with the LPA, no construction plant or machinery shall be used and no commercial goods or commercial waste shall be delivered or collected within the application site outside the hours of 08:00 - 18:00 Hours Monday – Friday, 09:00 - 13:00 Hours Saturday, and no work permitted on Sundays or Bank/Public Holidays.

Nick Bennett
24 Aug 2026