

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2018/0780
Site address	Land corner of, Holyhead Road/Telford Way, Snedshill, Telford, Shropshire,
Proposal	Erection of 76no. dwellings, garages with landscaping and associated accesses
Recommendation	Full Grant

1.0 ADDITIONAL OFFICER NOTES – NOISE ISSUES

- 1.1 With regard to the potential impact upon the development from noise emitted from the Kiyokuni Europe facility, paragraph 8.7.5 in the Officer's Committee Report refers to a request for further clarification from the applicant on the 'method of correction for impulsivity' applied in the submitted Environmental Noise Assessment.
- 1.2 Where an assessment is required to consider the impact of noise emitted in pulses, BS4142:2014 allows for a correction of up to +9dB to be added to noise recordings, depending on how perceptible the impulse is at the relevant noise receptor. For noise which is just perceptible, a +3dB penalty would be applied, for noise which is clearly perceptible +6dB is applied and +9dB where the impulse is highly perceptible.
- 1.3 The applicants Noise Assessment confirmed that a +6dB penalty had been applied, which was considered to be a sufficiently cautious approach, however, officers were concerned that this had been applied based on a subjective assessment, as opposed to any more scientific methodology. Officers concern was that if the penalty applied did not accurately reflect the impulsivity noise emitted by the Kiyokuni facility, the proposed mitigation measures may not be sufficient to mitigate against the noise impact.
- 1.4 However, the applicant's noise consultant has subsequently provided further clarification, confirming that the approach set out in BS4142 Annex E was followed and measurements taken from an audio recording have also been analysed to determine a more accurate correction requirement. The analysis found that correction levels ranged from 0 to +0.4dB, however, the majority of impulses resulted in no correction for impulsivity at all. They do advise that some impulses may result in a correction up to +1 dB, but are unlikely to be higher. As a result, they confirm that the application of a +6dB penalty is considered to be a very robust approach which is more than sufficient in this instance. On the basis of the additional information provided, officers are satisfied with the approach taken to measure the noise emissions from the nearby commercial premises.
- 1.5 As stated in paragraph 8.7.4, application of a cautious +6dB penalty would mean that the recorded sound levels from the commercial premises at night would exceed background sound levels at the nearest part of the development by +2dB. Although not ideal, this would not result in an adverse impact upon amenity and is considered to be acceptable. However, applying

the calculated penalty of +1dB would mean that the recorded sound levels would be 3dB below background levels at the nearest receptors which is a more positive situation.

- 1.6 The submitted noise assessment sets out a scheme of mitigation measures comprising acoustic fencing, acoustic glazing and trickle vents designed to carry out internal and external noise reduction as required. Officers are satisfied that the proposed mitigation measures will be sufficient to protect the amenities of future occupants, whilst not compromising the ability of Kiyokuni to operate on a 24 hour basis, should they choose to do so in the near future.
- 1.7 No objections are raised on the basis of the above comments, subject to a condition requiring the development to be carried out in accordance with the recommendations of the noise assessment with regard to noise reduction mitigation measures.

2.0 RECOMMENDATION

2.1 No change to the recommendation which remains:

2.2 Based on the conclusions above, the recommendation to the Planning Committee on this application is that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT PLANNING PERMISSION** subject to the following:

A) The applicant/landowners entering into a Section 106 agreement with the Local Planning Authority (subject to indexation from the date of committee with terms to be agreed by the Development Management Service Delivery Manager) relating to

- i) Primary Education contribution of £210,553 towards improvements to St Georges Primary School,
- ii) Highway contribution of £58,604 towards the Telford Growth Point Package,
- iii) Children's Play/Recreation contribution of £45,600
- iv) Affordable Housing to be provided at 25% (19 units)

B) The following conditions (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):-

- 1. A04 Time limit – Full
- 2. B150 Site Environmental Management Plan
- 3. B061 Foul and Surface Water Drainage
- 4. B076 SUDS Management Plan
- 5. B034 Highways details
- 6. B121 Landscaping Design
- 7. B126 Landscape Management Plan
- 8. B139 Tree Protection and Retention Plan
- 9. C071 Tree - Soil Levels

10. C013 Parking, Loading, Unloading and Turning
11. C014 Visibility Splays
12. B049 Details of Pedestrian Crossing
13. B149 Habitat Management Plan
14. B145 Lighting Strategy
15. C100 Artificial Nesting Boxes
16. B057 Contaminated Land
17. BCus Local Lettings Plan
18. C002 Materials
19. Ccust Noise Report Recommendations
20. C38 Approved plans