

SUPPLEMENTARY INFORMATION PLANNING COMMITTEE 26 July 2023

This report provides supplementary information following publication of the main report, for consideration by committee members in determining the following application.

Agenda Item 005 - EDC/22/0058

Additional representation from Firstplan on behalf of Aggregate Industries and Brett and Sons

Since publication of the main report Firstplan have submitted an additional representation to the application (received on 26.07.2023). They have previously raised the following objections, most recently on 10th May 2023:

- 1) *The 6 plots that are to have mechanical ventilation should be clearly identified on a plan.*
- 2) *The mechanical ventilation system will need to have appropriate noise levels, however Stantec have not set any noise limits. This should be provided.*
- 3) *The occupants of the remaining 22 plots will be obliged to open the 'correct' window to avoid excessive internal noise, as there is unlikely to be any realistic means to ensure this would occur, can the window of the most exposed façade be sealed shut? If not there is a risk that occupants would open a window when external noise exceeds 45 dB LAeq, resulting in potentially unacceptable internal noise levels.*

In their additional representation they have confirmed that they consider that items 1 and 2 have been addressed but highlight item 3 to the committee, to which they retain an objection.

In response to this point, EDC note that the acoustic assessment and update submitted by the applicant identified the proposed dwellings that may experience unacceptable internal noise levels. The 6no. dwellings that were modelled to experience unacceptable noise levels on all facades would require mechanical ventilation, and this requirement is secured through a recommended planning condition (condition 8). The 22no. identified dwellings that may experience unacceptable internal noise level on one façade requires specialist glazing, also required by planning condition 8. EDC are in agreement with the conclusions of the acoustic reports and do not consider it appropriate to impose a requirement for mechanical ventilation where it is not essential. EDC would consider it appropriate residents to have a choice whether to open their windows and not force them to remain sealed shut as per the request from Firstplan. Potential occupiers would be purchasing these dwellings with awareness of the surrounding industrial operations.

Recommended condition 8 (see main report) is considered sufficient to address noise nuisance concerns and ensure residents have acceptable internal living conditions and avoid likelihood for complaint against the adjacent commercial operations. It is therefore not considered necessary to impose further restrictions.