HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Coop, Lintot Square, Fairbank Road, Southwater
DESCRIPTION:	Installation of replacement mechanical plant in the rear yard area, including absorptive panel cladding and protection rail around the proposed a/c units.
REFERENCE:	DC/24/0799
RECOMMENDATION:	No Objection provided the below conditions are adhered to

SUMMARY OF COMMENTS & RECOMMENDATION:

The amenity of neighbouring residential properties must be protected from noise disturbance.

MAIN COMMENTS:

The maximum noise levels must be conditioned in order to protect the amenity of residential neighbours. This is achieved going forward by properly maintaining the units in line with the manufacturers instructions.

ANY RECOMMENDED CONDITIONS:

The premises is located in the mixed commercial and domestic centre of Southwater village, with dwelling flats directly above and overlooking the location of the proposed plant. In addition, further domestic properties are sited in a separate block less-than 10 metres to the north, which also overlook the single story height courtyard wall which will house the new plant.

This Service accepts the conclusions drawn in the noise impact assessment produced by Acoustical Control, namely that – based on the operational noise data supplied by the manufacturers to the consultants, that I have been unable to independently verify – it is unlikely that the new plant will cause an increase in the noise environment experienced by the closest domestic properties. However, the report highlights the designer's intention to install a sound absorbing panels to the walls of the courtyard containing the new plant, although details and performance data of these have not been submitted. Specifications of the panels will therefore need to be submitted for consideration before the development takes place and the new compressors begin operation, with a view to then secure their installation and ongoing maintenance in line with the provider plans.

In addition, this Service makes the following recommendations for Conditions to protect the amenity of sensitive properties during the installation and subsequent operational life of the new units, should the Application be Permitted:

1) Hours of activities to install the units (including deliveries and dispatch) should be limited to 08.00 – 18.00 Monday until Friday, 09.00 – 13.00 Saturdays and no activity on Sundays or Bank Holidays.

2) The noise from the new plant, for the life of the development, shall not exceed levels of 36dB for daytime noise and night-time noise, as measured at the fascia of the closest domestic dwelling.

3) The ongoing service and maintenance regime for the installation will be undertaken in line with manufacturers' recommendations, details of which shall be submitted to and approved by the local planning authority prior to the development commencing.

4) Within 3 months of the date of commissioning the new plant, a noise impact assessment shall be submitted which demonstrates the plant noise levels for daytime operation will not exceed levels of 36dB for daytime noise and 36dB for night-time noise. The assessment shall be undertaken in accordance with BS 4142: 2014 (or subsequent superseding equivalent) and current best practice and shall include full spectrum analysis to confirm that there is no tonality or other acoustically distinctive features present in the noise. Any additional steps required to mitigate noise shall be detailed and implemented, as necessary. The post installation noise assessment shall be submitted to and approved in writing by the local planning authority. The details as approved shall thereafter be permanently retained.

NAME:	Fiona Hiron
DEPARTMENT:	Environmental Health and Licensing
DATE:	12th June 2024