

Stephanie.Bryant

From: Lee.Money
Sent: 17 September 2026 10:12
To: Stephanie.Bryant
Subject: RE: DC/26/0975 Broomers Hill Park Broomers Hill Lane Codmore Hill EnvH response 280826

Hi Stephanie

Thaks for the info.

I would recommend use of the bollard lighting is conditioned to ensure it does no operate after 19:00hours or before 06:00 on any day.

The use of the mechanical plant is more complicated. Any condition would necessarily need to have a validation element to it soi I would propose a 2 part condition:

1. A) The use hereby permitted, or the operation of any building services plant, shall not commence until an assessment of the acoustic impact arising from the operation of all internally and externally located plant has been submitted to and approved in writing by the local planning authority. The assessment of the acoustic impact shall be undertaken in accordance with BS 4142: 2014 (or subsequent superseding equivalent) and other relevant measures, and shall include a scheme of attenuation measures to ensure the rating level of noise emitted from the proposed building services plant is no greater than 5 dBA less than background.

- B) The use hereby permitted, or the operation of any building services plant, shall not commence until a post-installation noise assessment has been carried out by a suitably qualified acoustic consultant including suitable measurements and calculation to confirm compliance with the approved noise criteria which shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and attenuation measures, and they shall be permanently retained and maintained in working order for the duration of the use and their operation.

Lee

[Redacted]
[Redacted]

[Redacted] [Redacted] [Redacted]
[Redacted] [Redacted]





From: Stephanie.Bryant [REDACTED]
Sent: 17 September 2026 09:42
To: Lee.Money [REDACTED]
Subject: RE: DC/26/0975 Broomers Hill Park Broomers Hill Lane Codmore Hill EnvH response 280826

Hi Lee,

On the below, the Hours of Operation and Ventilation information is in the CEMP (sections 6.0 and 7.0):

- **External lighting (hours of operation)** - the permanent bollard and security lights to the side of the building will be programmed via a timer to match the timings of the existing industrial estate and therefore be on from darkness to 7pm during the winter months. Lights directly over any principal entrances will be activated on PIR sensors for out of hours safe pedestrian access. In terms of the construction period, security lighting will be directed to minimise light bleed out of the site thereby avoiding nuisance. Any construction related lighting will be controlled by timeclock not to be on from between 7pm through to 7.00am.
- **Mechanical ventilation** – whilst the precise units have not been identified, it is anticipated that a condition could be attached to ensure that mechanical ventilation fitted will not exceed the typical background noise targets of 45 to 50 dB(A) daytime limits and 25 to 30 dB(A) for night-time.

I trust this addresses your concerns? Please can you come back this week on this as deadline next week.

Many thanks,
Steph

[REDACTED]
[REDACTED]

[REDACTED] [REDACTED]
[REDACTED] [REDACTED]



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