

[REDACTED]

From: [REDACTED]
Sent: 07 April 2026 13:03
To: [REDACTED]
Subject: RE: Planning Application Consultation - DC/26/0035 Land To The South East of Spring Gardens Washington EH response 070426

Hi Bethan

Thanks for the consultation request.

I have reviewed the Noise Impact Assessment prepared by Anderson Acoustics, reference 8891_001R_BP and dated 17th March 2026.

Generally the report is satisfactory and has made appropriate recommendations for managing noise impacts and overheating risks at night. If the application is approved the following conditions should be applied:

Construction Phase

1. All works of demolition, construction and ancillary activities, including deliveries and dispatch, shall be restricted to 08:00-18:00 hours on Monday to Friday, from 08:00 to 13:00 hours on Saturdays and at no time on Sundays or Bank Holidays.

Scheme of Noise Protection and Overheating management

2. Prior to the commencement of development, a scheme of noise and vibration attenuation and ventilation sufficient to prevent overheating and maintain thermal comfort shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include acoustic performance details of the building facades and glazing and incorporate the recommendations detailed in the Anderson Acoustics, reference 8891_001R_BP and dated 17th March 2026. The scheme shall achieve the habitable room standards as detailed in BS8233:2014 with no relaxation for exceptional circumstances and appropriate consideration of L_{Amax} with suitable measures to ensure the thermal comfort of occupiers. Any mechanical ventilation shall be designed and installed in accordance with the ANC Acoustics Ventilation and Overheating: Residential Design Guide 2020. All work must be carried out by suitably qualified person and the approved noise, vibration attenuation and ventilation measures shall thereafter be retained and maintained in working order for the duration of the use in accordance with the approved details.
3. Prior to first use of the development hereby permitted, evidence prepared by a competent person shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that the development has been carried out in accordance with the approved overheating assessment unless otherwise agreed by the Local Planning Authority in writing.

Regards

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