Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0194
Ashington Centre Co-Operative Retail Services Ltd, London Road, Ashington, RH20 3JT

DESCRIPTION:
Application for Approval of Details Reserved by Condition 3 to approved application DC/21/0950

RELEVANT PLANNING HISTORY:

DC/21/0950	Replacement of existing mechanical plant at the rear of the store, key-klamp protection rail to goods in ramp and plant area.	Application Permitted on 04.02.2022

PLANNING ASSESSMENT
Planning Application DC/21/0950 was granted consent on 04.02.2022. This permission was for the following:

Replacement of existing mechanical plant at the rear of the store, key-klamp protection rail to goods in ramp and plant area

Consent is sought to discharge the details reserved by condition 3: -

Post-Installation Condition*: Within 6 weeks of the date of commissioning all equipment and plant, a noise assessment shall be undertaken and submitted to the Local Planning Authority for its approval in writing. The noise assessment shall be caried out by a competent person in order to confirm that the noise target set out in the Acoustical Control Consultants report (dated 06 May 2021, reference B5360 2021-05-06 R) has been met for both day and nighttime operation. The assessment shall include any additional measures necessary to mitigate any additional noise impact and a timetable for their implementation. The equipment and plant shall thereafter the maintained in accordance with the agreed details.*

Reason: In order to ensure no unacceptable impact on the amenity of nearby occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The Applicant submitted a noise survey report dated April 2025 relating to the fixed plant at the Co-Op store (prepared by Acoustical Control Engineers & Consultants) which concluded that “the measurements made during the survey show that the installed plant in the plant area complies with the suitable criteria”. However, sound from the chiller extract fan was around 42 dB LAr at the receptor windows during the day and night, and the report concluded that “the sound level from the extract fan exceed[ed] the suitable nighttime criterion by 6 dB”.

Following confirmed completion of necessary noise attenuation mitigation works, the Applicant has submitted a further Post Installation Survey B5774.1 Dated 30.09.2025 (prepared by Acoustical Control Engineers & Consultants) which assesses sound from the extract fan against the conditioned report, which contains the following criteria: “all proposed fixed plant and equipment should not exceed a

cumulative design rating level of 44 dB LAr at the nearest receptor during the daytime and 36 dB LAr at the closest noise sensitive windows at night." The chiller extract fan only has one operational mode and operates at all times of the day and night.

Following mitigation work to chiller extract fan, the Post Installation Survey report dated 30.09.2025 concludes that the measurements made during the April 2025 survey showed that the installed plant in the plant area complies with the conditioned sound level criteria, and following mitigation works, the sound level from the extract fans complies with the conditioned sound level criteria, conditioned under DC/21/0950 (Condition 3).

HDC Environmental Health have been consulted and it is considered that the sufficient information has been submitted for the condition to be discharged.

Recommendation: Application Permitted

Plans list for: DISC/25/0194
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Post Install Survey	B5774 - Dated 14-April-2025	18.06.2025
Supporting Docs	Post Install Survey	B5774.1 - Dated 30-September-2025	07.10.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 08.12.2025

Authorising Officer sign/initial RHERMITAGE Date: 24.02.2026