

Hi Nick,

The Environmental Protection Team have reviewed the submitted Noise Impact Assessment prepared by TRC, Dated: January 2026. The submitted assessment reports representative background sound levels of 56 dB LA90 during the daytime period and 48 dB LA90 during the night-time period. The assessment predicts operational rating levels at the nearest residential receptors significantly below these background sound levels, with the highest predicted rating level being 33.2 dB at receptor R1. The assessment concludes that operational noise from the proposed development would result in a low impact in accordance with BS4142:2014+A1:2019 and would accord with the No Observed Adverse Effect Level (NOAEL). Whilst the assessment demonstrates that the development is capable of operating without causing unacceptable noise impacts, Environmental Health does not consider that sufficient justification has been provided to support the proposed amendment of Condition 18 from 43 dB between 07:00–23:00 and 37 dB between 23:00–07:00 to 56 dB between 07:00–23:00 and 48 dB between 23:00–07:00.

The proposed amendment would represent a significant relaxation of the existing noise controls and would substantially increase the maximum noise levels that could be generated by future fixed plant. The higher background sound levels have been measured during the 2026 survey does not justify increasing the permitted plant noise limits. In particular, the submitted assessment demonstrates that the proposed development is capable of operating at noise levels considerably below both the existing condition limits and the revised limits being sought. It is noted that Condition 18 was originally derived directly from the findings of the Noise Impact Assessment prepared by BWB, Reference: MCP2350, Dated: September 2021, submitted in support of application 21/01489/FUL. That assessment established representative background sound levels of 43 dB LA90 during the daytime period and 37 dB LA90 during the night-time period at the nearest noise-sensitive receptor and recommended that the cumulative rating level from all external fixed plant should not exceed those levels in accordance with BS4142:2014+A1:2019.

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The purpose of the condition was therefore to ensure that fixed plant noise remained at a level that BS4142 identifies as resulting in a low impact at nearby residential receptors. The noise limits imposed by Condition 18 were specifically derived from the acoustic assessment supporting the original planning permission and were necessary to make the development acceptable.

Whilst the updated 2026 Noise Impact Assessment records higher measured background sound levels than those identified in 2021, Environmental Health does not consider that this provides sufficient justification for materially relaxing the fixed plant noise limits secured by the extant permission.

The Environmental Protection Team is concerned that increasing the permitted limits from 43 dB(A) to 56 dB(A) during the daytime and from 37 dB(A) to 48 dB(A) during the night-time could have the likelihood to affect nearby residents, especially in the warmer months when the windows are open and the outdoors is used more frequent, therefore the Environmental Protection Team would not support the variation of condition 18.

Kind Regards

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