

Officer's Report

Application Number HGY/2022/4476
Type Approval of details reserved by a condition
Location Strategic Development Partnership (SDP) Sites, Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West, Station Road, London, N17
Proposal Approval of details pursuant to Condition A13 (Noise Level Testing Details) in relation to Plot A (North Island site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.
Case Officer Martin Cowie
Valid Date 19/12/2022
Applicant Please refer to Company name
Agent Matthew Eyre

RECOMMENDATION

Approve

Proposal - Approval of details pursuant to Condition A13 (Noise Level Testing Details) in relation to Plot A (North Island site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.

APPROVED DEVELOPMENT

Demolition works and clearance of existing site to provide a mixed-use development comprising 6 buildings up to 38 storeys in height, which together with pavilion and basement accommodation will provide up to 104,053m of floorspace (GIA), comprising residential (Use Class C3) (up to 1,036 units), retail (Use Class A1-A4), health centre (Use Class D1), office (Use Class B1), leisure (Use Class D2) parking and servicing areas, hard and soft landscaping (including the provision of a new public square), highways works, creation of new vehicular accesses and the realignment of Station Road, decentralised energy network works and other associated works.

Approved – 27.03.2019. Planning Ref: HGY/2018/2223.

CONSULTATION RESPONSE

LBH Environmental Services (Noise Nuisance):

I accept the specifications for provided for the ventilation and external glazing. I confirm that no further information is required and recommend the discharge of Condition A13. I note that the calculated internal noise with windows open is 48dB $L_{Aeq, 8 \text{ Hour}}$ which is 18dB above the levels outlined in BS8233. Since this is only likely to be an issue for 1% of the time (and only then when external temperatures exceed 26degrees between 23:00 and 07:00 hours) I am of the opinion that this is an acceptable margin - emails dated 23.05.2022.

LBH Carbon Management:

The new data shows that when the windows are fully opened and during a heatwave (above 26 degrees) the noise levels set out in the Site Wide Condition 12 will not be met. The applicant states that this is expected to be c2 days a years. But that through out the rest of the year and with the windows closed or 1% open, noise standards will be met.

Approved and can be discharged - email dated 24.05/2023.

ANALYSIS/ASSESSMENT

Condition A13 of planning permission HGY/2018/2223 states that:

Noise Level Testing

Prior to the occupation of the Plot A development, testing details (the scope of which shall be agreed with the Local Planning Authority prior to submission) confirming the noise levels cited in Site Wide condition 12 above have been met shall be submitted in writing to and for approval by the Local Planning Authority. The approved noise level shall be maintained within Plot A thereafter.
REASON: To protect the amenity of occupiers.

Pursuant to condition A13 the applicant has provided a Environmental Noise Impact Assessment in relation to the proposed external glazing of the building at Plot A.

The assessment was undertaken in accordance with ISO 1996 – Part 2: 2017 to determine the existing background noise levels and British Standard 8233: 2014 will be used to determine the impact of existing traffic on the internal noise environment within the proposed accommodation. This report aimed to establish the following:

- Existing background noise levels within the area;
- Assess the potential internal noise levels on the proposed rooms;
- Provide specifications for the ventilation and window glazing with the proposed rooms.

The report concludes that the assessment has demonstrated that the proposed glazing will be acceptable in regard to the acoustics. A suitable mechanical ventilation to suit the requirements of Approved Document F, to address background and purge ventilation will be required to all rooms to ensure the internal noise levels are acceptable in terms of the assessment to British Standard 8233: 2014.

It goes on to highlight that the levels have been recorded and assessments made in accordance with the relevant standards. Internal criteria's have been set and calculations made in order to determine the minimum construction details required in order to meet the desired level within the proposed rooms and satisfy the local council's requirements and to discharge the condition.

LBH Environmental Services, Carbon Management and Planning officers have reviewed the information presented and consider that the proposed glazing arrangements to be acceptable.

On this basis the details submitted are satisfactory for the purposes of discharging the condition.

RECOMMENDATION

GRANT DISCHARGE CONDITION