Online Comment

Application	H04-0295-25
Location	Land off Malting Lane (Phase 2) Donington Spalding
Proposal	Details of proposed boundary treatments and noise & vibration report (Conditions 14 and 19 of H04-0244-16)

Name	Diane Gordon
Address	SHDC Environmental Protection
Date Submitted	21-05-25
For/Against	Objections

I have reviewed the Martec Environmental Consultants Ltd. NOISE IMPACT ASSESSMENT Malting Lane, Donington Spalding, PE11 4XA Report Date: 16th May 2024 Revised: 4th & 10th June 2024 & 27th January 2025 Ref: 20250129 7526 Phase 2 v6.docx

The report details the proposed acoustic corrections required in order to satisfy an historic planning condition relating to a new residential development in close proximity to an operational haulage yard with unrestricted working hours, and a railway line. Since the original planning permission was granted, the agreed site layout has changed considerably and houses are now being constructed significantly closer than originally proposed. The development does not achieve good acoustic design.

The report proposes a 3.25m high bund and acoustic fence in order to reduce the noise impact to the closest residents.

ProPG is clear that where possible, target internal noise levels should be achieved with windows open. It is not possible to achieve this here for all properties.

A number of properties have been identified as requiring the use of constant mechanical ventilation in order to achieve internal noise levels at an acceptable level. Should residents choose to open their windows this will lead to a significant adverse impact overnight.
No acoustic design statement has been submitted. An acoustic design statement should include details of how the residents will be protected from noise impact during overheating conditions.
Building regulations Code O advises on the risk of overheating to protect the health and welfare of the occupants.
In terms of exposure to noise in the garden areas, predicted daytime noise levels are considered acceptable when considered in terms of BS8233:2014, however there is a suggested significant adverse impact in the evening/overnight.

The condition to be satisfied states that:
'Before the commencement of the development hereby permitted, a noise and vibration report prepared by a suitably qualified consultant shall be submitted to and approved in writing by the Local Planning Authority. This report shall identify any measures or works necessary to ensure that there is no possible nuisance caused to the proposed residential properties from noise or vibration'

Where a significant adverse impact was experienced, we would anticipate receiving complaints alleging nuisance. As the residential properties would be the 'agent of change', it is the developers responsibility to mitigate this appropriately through good acoustic design which we consider has not been met at present.

We haven't commented on the houses already there