

From: Planning Inbox (FODDC) <Planning@fdean.gov.uk>
Sent: 16 Jul 2025 08:57:15
To: FODDCPlanningAdmin.DMS@220ICT.NET
Cc:
Subject: FW: P0672/25/OUT - Land North of Carisbrook Road
Attachments:

Planning Support Team (FODDC)



From: Tony Pope <Tony.Pope@fdean.gov.uk>
Sent: 15 July 2025 17:22
To: Planning Inbox (FODDC) <Planning@fdean.gov.uk>
Subject: FW: P0672/25/OUT - Land North of Carisbrook Road

Yvonne/Shelley/Jack/Kez

Can you ensure these consultee comments from Environmental Protection are recorded on the system please, under reference P0672/25/OUT.

Many thanks

Tony

Tony Pope
Principal Planning Officer (Applications)



From: Marianne Garrett <Marianne.Garrett@publicagroup.uk>
Sent: 15 July 2025 16:54
To: Tony Pope <Tony.Pope@fdean.gov.uk>
Subject: P0672/25/OUT - Land North of Carisbrook Road

Hi Tony

Thank you for consulting me on this application.

I have reviewed the submitted Noise Impact Assessment and am satisfied that, with the adoption of 'Good Acoustic Design', compliance with the established noise criteria can be achieved. I request that the appointed Acoustic Consultant be heavily involved

in the detailed design phase, and that a follow-up Noise Impact Assessment be produced (once all relevant design details have been established).

This follow-up Noise Impact Assessment will need to be submitted to the Local Planning Authority for approval in writing and must comprehensively evaluate the existing noise environment, assess the potential noise impacts arising from the proposed development, and propose mitigation measures to ensure full compliance with relevant noise standards. The NIA must explicitly demonstrate that the development will meet the BS 8233:2014 noise criteria without relying on the building envelope as the primary means of achieving compliance. Alternative noise mitigation strategies including (but not limited to) site layout optimization and the installation of external noise barriers, should be thoroughly explored and justified within the NIA. The NIA must demonstrate compliance with the BS 8223:2024 internal noise levels with windows open. If this internal noise criteria cannot be complied with once 'Good Acoustic Design' has been applied, only then should it be assessed with windows closed. Likewise, the NIA must demonstrate the sites compliance with the BS 8233:2024 desirable noise limit of 50dB for outdoor amenity areas (where practicably able).

In addition, I request that a Construction Environmental Management Plan (CEMP) be submitted to (and approved in writing by) the Local Planning Authority prior to the commencement of development. This CEMP will need to be completed by a suitably competent individual and will need to cover (at a minimum) the following:

- Procedures for maintaining good public relations including a comprehensive complaints procedure.
- All works and ancillary operations which may be audible at the site boundary, including hours of operation.
- Deliveries and removals, including hours of operation.
- Mitigation measures (as defined in '*BS 5528: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites*') and how they shall be used to minimise noise disturbance.
- Procedures for emergency deviation of the agreed working hours.
- Control measures for dust and other air-borne pollutants.
- Measures for controlling the use of site lighting whether required for safe working or for security purpose.

Let me know if you have any questions or if you wish to discuss this application further.

Kind regards,
Marianne Garrett

Publica

