

# Former Stag Brewery, Mortlake, Hybrid Planning Application (22/0900/OUT) & Detailed Application School (22/0902/FUL)

## Briefing Note – Response to Consultee Comments on Noise



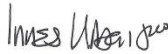
**Date:** 29 July 2022

**Client Name:** Reselton Properties Limited

**Document Reference:** WIE18671-114-BN-2.1.2-Noise Conditions

This document has been prepared and checked in accordance with Waterman Group's IMS (BS EN ISO 9001: 2015, BS EN ISO 14001: 2015 and BS EN ISO 45001:2018)

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## 1. Introduction

- 1.1. Comments have been received from statutory consultees and internal consultees at the London Borough of Richmond upon Thames (LBRuT) on the Hybrid Planning Application (planning ref. 22/0900/OUT) and the Detailed Planning Application for the School (planning ref. 22/0902/FUL) at the former Stag Brewery site. This Briefing Note provides a response to those comments received pertaining to noise; namely:
- 22/0900/OUT 10. Environmental Health (Noise)
  - 22/0902/FUL 9. Environmental Health (Noise)
  - 22/0902/FUL 3. Sport England
- 1.2. We would welcome the opportunity to comment on the draft conditions that are proposed to be attached to any permission.

### 22/0900/OUT Internal Consultees - 10. Environmental Health

- 1.3. The Environmental Health Department of LBRuT have recommended a number of areas to which noise conditions should be applied, each is addressed in turn.

### LBRuT Suggested Condition: Noise impact from demolition and construction activity upon residents in the vicinity of the development

- 1.4. A condition to reduce the potential impact from demolition and construction works is considered reasonable. It is anticipated that this would require a construction environmental management plan (CEMP) to be submitted in writing to the local planning authority (LPA) for approval. This would be required in advance of any works and would likely need to identify specific requirements listed by the LPA such as operational hours, mitigation measures, site contact details and complaints procedure for residents.

### LBRuT Suggested Condition: Noise impact from external transportation noise sources such as rail, aircraft and road traffic on the proposed residential development (noise protection residential / Noise Protection from internal transmission)

- 1.5. A noise condition to demonstrate habitable rooms comply with the noise criteria of BS8233<sup>1</sup> (or comparable guideline values) prior to occupation or above ground works, is reasonable.
- 1.6. Noise protection from internal transmission would be dealt with under Approved Document E of the Building Regulations<sup>2</sup>, which specifies minimum acoustic performance for internal separating walls and floors.

### LBRuT Suggested Condition: Noise from mechanical services plant including heating, ventilation and air conditioning (HVAC) and kitchen extraction serving the proposed development affecting existing residential properties in the vicinity of the proposed development

- 1.7. A noise condition specific to HVAC and kitchen extraction is reasonable, and it is anticipated that this would be set relative to representative background sound levels (dB L<sub>A90</sub>). It is understood that LBRuT's general requirement is for the Rating Level (as defined in BS4142<sup>3</sup>) to be 10dB below the Background Sound Level (dB L<sub>A90</sub>). Further to this we would recommend a minimum noise limit of 35dB L<sub>A,r,Tr</sub> during the night-time period where night-time background sound levels are low, which based on the baseline environmental noise survey is applicable to the majority of the surrounding area. This would safeguard residents for restorative sleep based on WHO guidance.
- 1.8. **LBRuT Response:** *"I concur with the additional setting of a minimum setting of a minimum background noise limit for the night time period."*

### LBRuT Suggested Condition: Potential noise breakout from inadvertently leaving emergency doors open namely for the proposed cinema

- 1.9. A noise condition specific to the emergency doors of the proposed cinema during normal operations, excluding emergency evacuations, is reasonable and a proactive approach.

<sup>1</sup> BSI (2014), BS8233:2014: *Sound insulation and noise reduction for buildings*. BSI.

<sup>2</sup> HM Government. (2015) Building Regulations 2010 – Approved Document E Resistance to the passage of sound. Crown Copyright.

<sup>3</sup> BSI. (2019) BS4142:2014+A1:2019 *Methods for rating and assessing industrial and commercial sound*. BSI.

## 22/0902/FUL Internal Consultees- 9 Environmental Health

- 1.10. Environmental Health have recommended a number of areas to which noise conditions should be applied, each is addressed in turn.

### LBRuT Suggested Condition: Noise impact from demolition and construction activity upon residents in the vicinity of the development

- 1.11. Similar to the masterplan application, a condition to reduce the potential impact from demolition and construction works is considered reasonable. As stated in paragraph 1.3, it is anticipated that this would require a CEMP to be submitted in writing to the local planning authority (LPA) for approval. This would be required in advance of any works and would likely need to identify specific requirements listed by the LPA such as operational hours, mitigation measures, site contact details and complaints procedure for residents.

### LBRuT Suggested Condition: The internal noise of the proposed school requires protection

- 1.12. A noise condition requiring compliance with BB93<sup>4</sup> acoustic design standards, namely not to exceed the upper limit for indoor ambient noise levels, is reasonable.

### LBRuT Suggested Condition: Noise generated from the sports playing facilities and multi games use area (MUGA) Noise Control.

- 1.13. A noise condition requiring details of noise control measures for both the sports pitch and MUGA, such as operational hours and details on the fencing is considered reasonable. Compliance with a specific 'noise limit' would be difficult to demonstrate through measurement alone, due to the contribution from transport sources to the overall prevailing noise climate. This would need to be demonstrated through prediction, which is already presented in the ES, based on the noise source criteria specified by Sport England.
- 1.14. **LBRuT response:** *"I accept the limitation and note the duplication with predictions already presented within the ES. To provide an adequate protection the noise control measures need to be adequately identified and secured. I therefore recommend this element be subject to condition requiring the submission of a Noise Management Plan (NMP) to be approved by the Local Planning Authority before first commencement of use. Further, in respect of para 1.20 'With regard to operational hours the ES states, "In terms of operational solutions, the hours of play could also be restricted to up to 9pm Monday to Saturday and 8pm on Sundays and Bank Holidays (as per the proposed Community Use Agreement), reducing the impact during the evening period."' On the basis of the predictions presented at Table 1. Assessment of Noise Effects Associated with Sports Pitch and MUGA the restricted hours are considered acceptable and should be secured by condition and incorporated within the NMP."*
- 1.15. **Waterman further response:** Submission of a Noise Management Plan as a planning condition would be reasonable.

### LBRuT Suggested Condition: Details of the acoustic fencing for the sports pitch

- 1.16. The application includes an inherent weld mesh, twin bar super rebound with EPDM rubber inserts and fixing to reduce noise from balls hitting the fence. This is not an 'acoustic fence' or noise

<sup>4</sup> DoE, EFA (2015) *Acoustic design of schools: performance standards*. Building Bulletin 93. Crown Copyright.

barrier in that it does not screen the noise. The ES assessment predicted a slight increase in noise levels at existing receptors on Watney Road and Williams Lane but not on Lower Richmond Road. Noise from the sports pitch was predicted to be below the WHO benchmark of 55dB L<sub>Aeq,T</sub> and on this basis no further mitigation was proposed, with the exception of maintenance of the fence and operational hours. Further to this, the ES states that noise from the sports pitch is “*not expected to be any higher than the existing intermittent noise levels of play on the two existing sports pitches which currently do not have any fencing or noise mitigation in place.*”

- 1.17. A condition requiring provision of details of the fencing of the sports pitch is considered reasonable.
- 1.18. **LBRuT Comment:** “*A condition, as suggested in para 1.14, would be acceptable. Sport England commented that an acoustic grade timber fence or barrier will be incorporated if this is required from a subsequent detailed assessment. Is this still proposed (it was included in the original application?)*”
- 1.19. **Waterman further response:** An acoustic fence is not proposed for the March 2022 Application as the noise assessment is based on Sport England noise source levels, namely a measured noise emission level of 58 dB L<sub>Aeq (1 hour)</sub> at a distance of 10 m from an AGP, detailed within the Sport England document ‘*Artificial Grass Pitch (AGP) Acoustics – Planning Implications New Guidance for 2015*’. The original assessment was based on higher source noise levels, based on measurements undertaken by Waterman during a football match on a grass pitch with noise measurements conducted at the centre line and behind the goal.

**LBRuT Suggested Condition: Noise from mechanical services plant including heating, ventilation and air conditioning (HVAC) and kitchen extraction serving the proposed development affecting existing residential properties in the vicinity of the proposed development**

- 1.20. Similar to the masterplan application, a condition specific to HVAC and kitchen extraction plant is considered reasonable. As stated in paragraph 1.6, it is anticipated that this would require compliance with a noise limit set relative to the representative background sound levels (dB L<sub>A90</sub>). As previously stated, it is understood that LBRuT’s general requirement is for the Rating Level (as defined in BS4142) to be 10dB below the Background Sound Level (dB L<sub>A90</sub>). Further to this, we would recommend a minimum noise limit of 35dB L<sub>Ar,Tr</sub> during the night-time period where night-time background sound levels are low. This would safeguard residents for restorative sleep based on WHO guidance.
- 1.21. **LBRuT Comment:** “*As above (i.e. see response to para 1.7).*”

### **22/0902/FUL Statutory Consultee- 3 Sport England**

- 1.22. Sport England have no objections subject to their proposals / S106 / inclusion of planning conditions. Clarification needs to be sought on what Sport England’s proposals are.

**Sport England Suggested Condition: Acoustic mitigation: A plan is required showing the location of an additional acoustic barrier and confirmation from the**

Council’s Environmental Health Officer that the artificial pitch can be used up to 9pm.

- 1.23. Clarification needs to be sought on what is meant by the ‘additional acoustic barrier’. The ES assessment predicted that noise from the ‘sports pitch’ and MUGA are *“not expected to be any higher than the existing intermittent noise levels of play on the two existing sports pitch which currently do not have any fencing or noise mitigation in place.”*
- 1.24. For complete transparency, Table 9.21 from the ES is reproduced below which presents the predicted noise from sports use alone together with the predicted change in the environmental noise levels during use of the sports pitches, when account is taken of the prevailing noise levels.

Table 1.1: Assessment of Noise Effects Associated with Sports Pitch and MUGA

SR (Figure 9.1)	Existing Ambient Noise Level (dB(A))	Predicted Noise Level from Sports Pitches (sports pitch & MUGA) (dB (A))	Combined Ambient and Predicted sports pitch & MUGA Noise Level (dB (A))	Change in Noise Level (dB (A))	Level of Effect
SR A – Watney Road	58 day (CRTN 2)	54	59	1	Minor Adverse
	55 evening (LT4)	54	58	3	Minor Adverse
SR B – Williams Lane	58 day (CRTN 2)	53	59	1	Minor Adverse
	55 evening (LT4)	53	57	2	Minor Adverse
SR C – Lower Richmond Road	71 day (LT1)	53	71	0	Negligible
	71 evening (LT1)	53	71	0	Negligible
Closest Future SR (Block 18)	n/a	55	n/a	n/a	Note 2

Note: <sup>1</sup>Daytime period 07:00-19:00; evening period 19:00-23:00, although this does not necessarily reflect operational (usage) times of sports pitch and MUGA. <sup>2</sup> Above Sport England recommended noise level of 50dB LAeq,T but does not exceed WHO benchmark criteria of 55dB LAeq,T for residential amenity.

- 1.25. The inherent mitigation includes weld mesh, twin bar super rebound with EPDM rubber inserts and fixing. Further to this maintenance of the fence and control of operational hours was also proposed to mitigate the potential effects. The ES states *“Other mitigation measures will however be considered to reduce mitigation further, should this be considered necessary.”*
- 1.26. With regard to operational hours the ES states, *“In terms of operational solutions, the hours of play could also be restricted to up to 9pm Monday to Saturday and 8pm on Sundays and Bank Holidays (as per the proposed Community Use Agreement), reducing the impact during the evening period.”*

- 1.27. On this basis it is assumed that LBRuT would be supportive of usage up to 9pm as requested by Sport England.

**Sport England Suggested Condition: Measures to ensure that any properties built near to the artificial pitch will not have balconies and have appropriate ventilation so that windows can be closed as needed when the pitch is in use. Sport England would like to review this text.**

- 1.28. A noise condition, which forms part of the hybrid application, to ensure habitable rooms comply with the noise criteria of BS8233 (or comparable guideline values) prior to occupation would satisfy Sport England's requirement. This would take account of prevailing noise levels and that arising from usage of the sports pitches. The glazing and ventilation selected would allow BS8233 criteria to be achieved for other than purge ventilation and comfort cooling.
- 1.29. The predicted noise level at the nearest future residents which face the sports pitch is not considered excessively high so as to prohibit balconies.
- 1.30. It is considered reasonable for Sport England to review text of the noise condition pertaining to this before it is finalised.