

# Consultee Comments for Planning Application

## 19/03072/FULM

### Application Summary

Application Number: 19/03072/FULM

Address: 2, 4, 6 And 8 Danson Road Bexleyheath Kent DA6 8HB

Proposal: Demolition of the existing dwellings and erection of a part 1/2/3 storey building to provide a 70 bedroom nursing home, with associated access alterations, car and cycle parking, landscaping and amenity space.

Case Officer: Ian Smith

### Consultee Details

Name: Mr Environmental Health

Address: Civic Offices, 2 Watling Street, Bexleyheath DA6 7AT

Email: ehdcc@bexley.gov.uk

On Behalf Of: Environmental Health (L.B.Bexley)

### Comments

The applicant has submitted a Noise Assessment of the proposals undertaken by a specialist acoustic consultant. As expected, road traffic noise is the primary source of noise affecting the site. The report demonstrates that acceptable internal noise levels for future residents can be achieved if enhanced acoustic glazing is provided to habitable rooms on sensitive facades (i.e. those facing Danson Road). Acoustically treated trickle vents (or equivalent wall vents) will also need to be incorporated into the glazing units in order that their acoustic performance is not compromised.

All future residents will have access to external amenity space that is within national noise exposure guidance criteria and as such, their amenity will be sufficiently protected.

If permission is granted it is recommended that the glazing and ventilator specifications detailed in the Noise Assessment are conditioned and fully implemented. The following condition is suggested:

Prior to the construction of any building incorporating residential use details of noise attenuation measures (glazing and ventilation) shall be submitted to and agreed in writing by the Local Planning Authority. The level of protection shall be sufficient to achieve the levels specified in BS8233:2014 and in accordance with the configurations specified in the Ardent Consulting Engineers Report Ref: 190320-03 dated September 2019.

Specialist consultants acting for the applicant have also submitted a detailed assessment of the air quality impacts associated with the development proposals. The report was carried out in

accordance with accepted methodologies and assesses the impacts associated with both the construction and operation of the development in terms of nitrogen dioxide and particulates. It also includes an air quality neutral assessment which is a requirement for proposed major developments in the London Plan.

A review of the assessment has been undertaken and its conclusions are considered acceptable.

Overall both the construction and operational air quality impacts of the development are not judged to be significant when determined in accordance with recognised assessment criteria.

If permission is granted it is recommended that a demolition/construction methodology condition is imposed. The following wording is suggested:

'Before development commences a demolition/construction methodology shall be submitted to and approved in writing by the Local Planning Authority, and the development shall not be carried out except in accordance with the approved details, which shall cover the following points: i. demolition and construction methods and techniques (including the avoidance of burning on site and vehicle movements); days/hours of work and deliveries of construction materials. ii. means of minimising noise and vibration (including any piling), and compliance with BS 5228; iii. means of minimising dust and similar emissions, in accordance with Air Quality: Best Practice Guidance - The Control of Dust and Emissions During Construction and Demolition Supplementary Planning Guidance (published by the Greater London Authority, July 2014); iv. means for the identification, removal and safe disposal of asbestos; v. construction site lighting; vi. contact arrangements for the public, including 'out of hours' telephone numbers for named contacts). Reason: In the interests of the amenities of nearby local residents. These details are required at the start of the project as they relate to the demolition/construction works"

As it meets the GLA criteria of a 'major' development a condition should be added in relation to the emission standards of NRMM (non road mobile machinery) used on site during the construction phases. The following wording is suggested:

Prior to the commencement of development, the development hereby approved shall be registered on the Non-Road Mobile Machinery (NRMM) register: <https://nrmm.london/user-nrmm/register>. Throughout the duration of construction all NRMM to be used on the development site shall be submitted to the NRMM register. All NRMM should meet, as a minimum, the Stage IIIA emission criteria of Directive 97/68/EC and its subsequent amendments unless it can be demonstrated that Stage IIIA equipment is not available. All NRMM should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. The development shall only be carried out in accordance with the details submitted to the NRMM register.

Reason: To comply with the Greater London Authority's NRMM Low Emission Zone Policy

(London Plan Policy 7.14) in the interests of maintaining local air quality. The Non-Road Mobile Machinery must be registered prior to the commencement of development, as it is used in the demolition/construction process.