Development Management – Delegated Officer Report

AWDM/0804/23 | Approval of Details Reserved by Condition 14 (Plant Noise) of approved application AWDM/1157/21. | Merriman Grange 102 Warren Road Worthing West Sussex BN14 9QX

Submitted Information

- 1285PL-RDT-ZZ-XX-CO-A-9206 - SUPPORTING COVER LETTER
- HCL-ZZ-XX-DR-ME-6000 C04 - EXTERNAL SERVICES DISTRIBUTION LAYOUT
- HCL-ZZ-XX-DR-M-2040 P02 - ROOF LEVEL VENTILATION LAYOUT
- HCL-ZZ-XX-TS-M-0601 - AIR CONDITIONING SPECIFICATION
- HCL-ZZ-XX-RP-M-001 P01 - KITCHEN VENTILATION REPORT
- 90227 - Revision 1/NIA - NOISE IMPACT ASSESSMENT (12th April 2023)
- Management and Maintenance of Plant - Worthing Care Ltd, Development Manager. Letter received 26th April 2024

Condition 14 - Plant Noise

No external fixed plant, or mechanical vent or duct shall be installed until details have first been submitted to and approved in writing by the Local Planning Authority. The design shall have regard to the principles of BS4142:2014 and aim to achieve a rating level which is no greater -5dB above existing background noise level, shall include any necessary anti-vibration mountings and any necessary odour control (such as for the extraction and disposal of cooking odours where serving a kitchen or food preparation area).

Reason: To protect residents and neighbours from noise and odour.

Consultation

Environmental Health officer: no objection

Although the BS4142 assessment does not show predicted levels at least 5db below background, as measured background levels are very low here (especially at night) the conclusions are considered acceptable.

Maintenance commitment provided and informative to be attached.

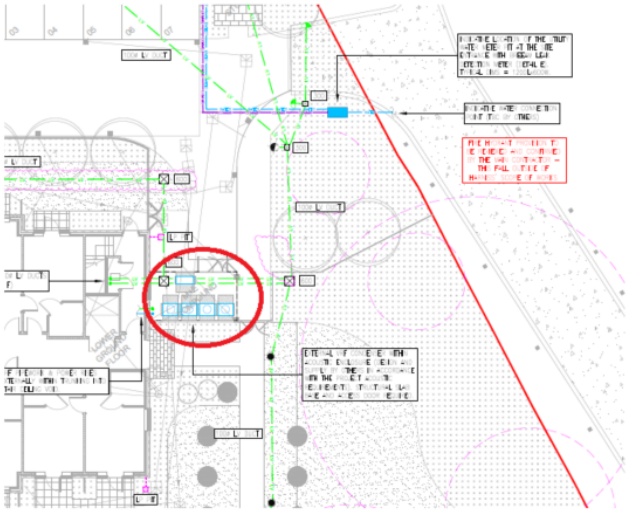
Relevant Planning Policies:

DM5 - Quality of Built Environment
DM22 - Pollution

Assessment

The proposal addresses the range of external plant, including roof mounted kitchen extraction for the north west wing and the air-conditioning extractor-plant area to the south east side of the building.

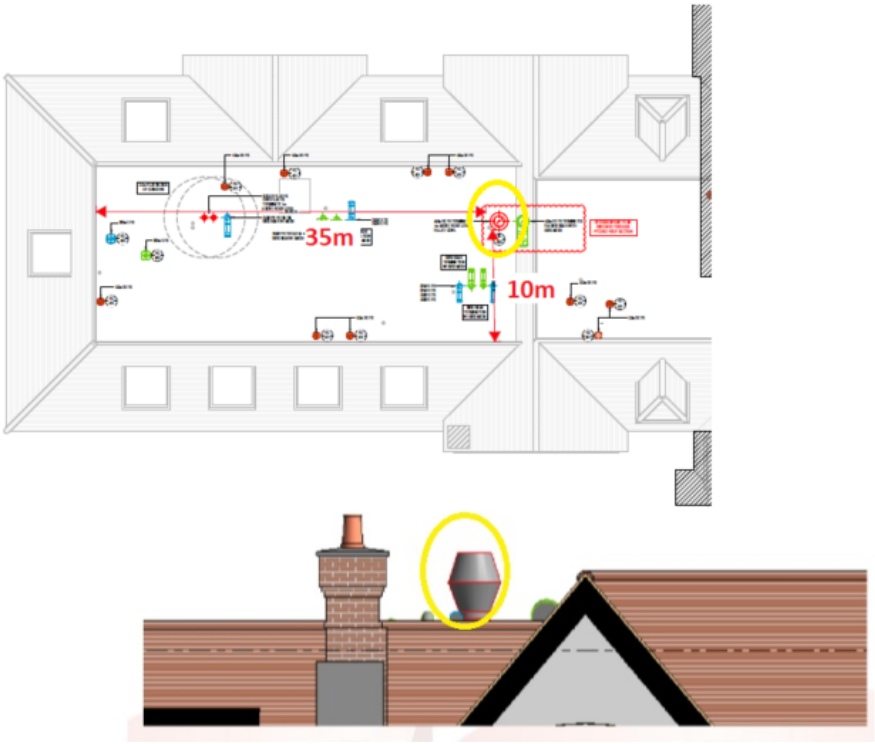
To the southeast side of the building, is a compound for 4no. air conditioning extractors (see image below). This is within a fenced compound on a concrete base. Operating hours are 07:00 - 23:00 for three of these and 24 hour for the fourth. The submitted noise assessment considers their acoustic performance in relation to neighbouring properties. In relation to policies DM5 & DM22 this meets Environmental Health requirements.





A supporting letter from the development manager for the new care home, undertakes to ensure that servicing and maintenance is in accordance with manufacturer recommendations and best practice to ensure that this and other plant shall not lead to nuisance by noise, vibration or odour. This would be an approved document and adherence can be highlighted by means of an informative.

Roof mounted plant comprises a series of small bird-beak air inlets but most notably a jet cowl kitchen extractor standing 1m above the flat (crown) roof of the north western wing. This would be set several 10m away from the front edges of the flat roof area and 35m from the south western end (see image below), such that it is unlikely to be visible or conspicuous from neighbouring and public vantages. To the south it would be screened by the taller south-eastern wing.



This meets Environmental Health requirements for odour control and acoustic impact also in accordance with Policies DM5 & 22. Servicing and maintenance is to be undertaken in the development managers letter as stated above.

Conclusion

The proposal, including future maintenance, are considered to be acceptable and can be approved under condition 14.

Recommendation. Approval

Case Officer:	Stephen Cantwell	Date: 29/04/2024
Authorised by:	Gary Peck	Date: 3 May 2024