

DELEGATED REPORT – Discharge of Condition

Reference: DIS/2024/0008
Location: Blofield Primary School, East side of Plantation Road, Blofield, Norwich, NR13 4PL
Applicant: Director of Children's Services, Norfolk County Council
Proposal: Discharge of Planning Condition No. 19 (Noise Report) of planning permission reference FUL/2022/0055
Expiry date: 8 May 2024
Extension of time date:

Site and Proposal

See the previous report held on application file FUL/2022/0055 for site and proposal details of the former permission. The condition and details pursuant to this application are:

- Planning Condition No. 19 (Noise Report)

No development above foundation level shall take place on site until a comprehensive noise assessment to determine the level of noise both internally and externally has been completed in accordance with a scheme to be first agreed in writing by the Local Planning Authority. The written report(s) shall identify and consider the potential impacts on all identified receptors. All investigation and reports must be carried out in accordance with current best practice. Based on the findings of this study, details of whether remediation is required together with a remediation method strategy as appropriate shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the locality in accordance with plan Policies 2 and 7 of JCS (2014), Policy EN4 of the DMPD (2015) and section 8 of the NPPF (2021).

Consultation Reponses

Environmental Quality Team at Broadland	- Having reviewed the application documentation, we have no objection to the discharge of condition 19.
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Representations

There is no requirement for this type of application to be publicised or for adjacent properties to be notified.

Development Plan Policy & Government Policy/Guidance

For details of relevant policies, see the reason for the condition(s) on planning application reference FUL/2022/0055.

Issues

The issues to be assessed in this report relate specifically to the details being sought for approval, and are as follows:

Noise

A Noise Impact Assessment (NIA) by Adrian James Acoustics, Ref: AJA Report no. 12746/4 has been submitted in response to the requirements of planning condition 19. The NIA assesses the impact on the surrounding area of the installation of plant at a new school in Blofield, Norfolk, which is the installation of four air-source heat pump (ASHP) units proposed as part of the new school.

As part of the assessment unattended sound level measurements were taken to ascertain the lowest typical daytime and night-time background sound levels at the nearest noise-sensitive receptors (the nearest house and bungalows on Manor Ridge). Manufacturer’s data was used to calculate the sound levels from the ASHPs at the façades of these receptors. Predicted rating levels are shown to be significantly below the background sound level during the day.

At night, the rating level at the worst-case receptor is predicted to be between 1 to 4 dB above the background sound level. However, both the background sound level and the rating level were very low and based on guidance in BS4142 and associated documents, the NIA found the likelihood of impact to be low.

The NIA found that most of the time, the rating level will fall below the background sound level, and where it does not, the absolute sound levels will be low enough to not cause a significant impact. It is expected that, in accordance with BS 4142, a low impact is likely.

The NIA concludes there are no noise-related reasons why the planning condition should not be discharged for the installation of these units.

The Environmental Health Officer at Broadland has been consulted regarding the submitted information. Having reviewed the application documentation, he has no objection to the discharge of condition 19.

Given that the submitted Noise Impact Assessment and amended plans satisfy the requirements of Condition 19, it is recommended that Condition 19 is discharged.

It should be noted that the full discharge of this planning condition means it is not necessary to discharge condition 20, which only requires the development to be carried out in accordance with an approved noise remediation scheme if condition 19 considers that remediation is required.

Recommendation

Condition discharged.

Case Officer:	Kate Lawty	Date:	18.04.2024
Principal Planner:	<i>Ralph Cox</i>	Date:	19 April 2024