

Planning and Noise

1. What is the aim of the guidance?

The purpose of this document is to provide advice for developers and consultants who are involved with developments where planning permission is required and noise is a consideration. This document is for information purposes only and will hopefully provide helpful and concise advice for developers with regards to noise at the planning stage. This guidance does not consider every type of development and noise source.

2. When is a noise survey and report required?

A noise survey and report may be required for a pre planning application or full planning application. A noise survey and report is likely to be required if:

- **the proposed application will be sensitive to noise** and is likely to be affected by existing noise sources. For example, a housing development near to a busy road, railway or commercial activity.
- **the proposed application is likely to give rise to noise** which may affect nearby noise sensitive properties. For example, a new commercial activity near existing residential properties.

3. What is the advantage of considering noise at the planning stage?

- the source of noise is fully understood and quantified
- to consider suitability of the proposed application
- all nearby noise sensitive receptors have been identified
- the impact on any receptors has been determined with reference to noise standards
- control measures are detailed when necessary to reduce noise to acceptable levels. For example, the installation of different glazing so that internal noise standards are met.

Whilst we appreciate that giving such consideration to noise as part of the planning application process can be costly and timely to the developer, it is proven that the costs of remedying any noise problems after a development has been completed are likely to be much higher.

4. Who can undertake a noise assessment and provide a report?

A noise survey must be carried out by a suitably qualified acoustic consultant. A list of consultants can be obtained from:

☞ www.association-of-noise-consultants.co.uk, Tel: 01727 896092

☞ www.ioa.org.uk, Tel: 01727 848195

5. Example of the information that should be included in the noise survey report include:

- The reason for and scope of the report
- Description of the proposed development/application
- Outline of the proposed operation hours of proposed development/application and site activities including delivery times (if applicable)
- Location plan of proposed development/application and likely receptors, specifying distances between the both
- Qualification/experiences of the person doing the noise assessment.
- Equipment used and calibration details/certificates
- Noise Monitoring Methodology used including location of noise monitoring, equipment used, weather conditions, method used to monitor weather conditions, standards followed e.g BS4142:2014 and/or its subsequent amendments.
- Reasons for deviations from standard methods
- Predicted noise levels from proposed development/application including full prediction methodology
- Proposed noise impact from proposed development/application on existing noise sensitive properties, or proposed impact of existing noise sources on proposed noise sensitive properties
- Full table of results
- Comparison of survey results with noise standards
- Recommendations for noise control measures if needed **N.B. This is important part of a Noise Assessment**
- Full calculations demonstrating the likely noise reduction from control measures that will be implemented

6. Does the Council have any noise standards for developments?

Please note that the aim of considering noise at the planning stage is not to prevent a Statutory Nuisance but to protect the **amenity** of the existing or new residential properties. Therefore in order to achieve this, the following standards are ones that we would generally recommend to the Planning Authority. The comments Environmental Health provide to the planning department are recommendations only. It is up to the Local Planning Authority whether or not they include these recommendation in the planning permission/refusal.

Construction/demolition works

We would recommend that construction or demolition works should only be undertaken between the following times, unless prior written consent is received from the Local Authority:

Monday to Friday – 7:30 – 18:00

Saturday – 08:00 – 14:00

No noise generating works shall be carried out on Sunday, bank or public holidays.

Some applications will be subject to undertaking a noise assessment to determine the likely impact of construction/demolition noise on noise sensitive properties. This assessment should be undertaken in accordance with BS5228:2009 and/or its subsequent amendments. The assessment should also include mitigation measures that will be employed to ensure that the noise is kept to as low as practicable. Further guidance regarding what information should be included in a noise assessment relating to construction work is available on the Carmarthenshire County Council Website.

Residential Developments

New or converted residential developments should meet the following internal noise limits:

Bedrooms (23:00 – 07:00): 30dB L_{Aeq} and 45LA_{max}

Living rooms (07:00 – 23:00): 35dB L_{Aeq}

Gardens and outdoor amenity areas (07:00 – 23:00): 50dB L_{Aeq}

These limits have been derived from the World Health Organisation guidelines for community noise and BS8233 and/or its subsequent amendments.

Entertainment Venues

Developments associated with premises used for public entertainment, including clubs, pubs, bars, restaurants and other recreational uses such as wedding venues, may also require a Premises License (Licensing Act 2003) and the applicant should approach the Licensing Authority as early as possible to ensure that the proposed final use of the premises complies with their Licensing Policy.

Additionally these developments can pose particular difficulties, not least because associated activities are often at their peak in the evening and late at night. Therefore developers need to bear in mind that noise is generated within the premises and also the attendant problems of noise that may be made by customers in the vicinity. Disturbance that can be caused by traffic and associated car parking should not be underestimated.

Further guidance regarding what information should be included in a noise assessment relating to Entertainment Venues is available on the Carmarthenshire County Council Website.

Industrial/commercial/fixed plant

Some industrial, commercial and fixed plant/machinery are likely to give rise to noise disturbance to nearby residents. The assessment that should be used to determine the likely impact on noise sensitive properties is BS4142 and/or its subsequent amendments. This assessment determines the likely noise impact by comparing the rating noise level from the proposed development with the background noise levels of the locality.

Typically we would recommend that the rating noise level of developments should not exceed the existing background noise level, however should the assessment conclude:

- that the rating level is between 0 – 5dB above background noise level, the noise assessment should demonstrate that all reasonable practical mitigation measures have been applied and the assessment's conclusion includes context in accordance with BS4142 Methods for rating and assessing industrial and commercial sound.
- that the rating level is 5dB above background noise level, it is likely that we would object to the planning application.

Extraction Systems

Often take away, restaurants, cafés require an extraction system. Environmental Health and Licensing may require a noise assessment to be submitted with such developments, depending on the scale of the proposed extraction system and proximity of proposed system to residential properties. The assessment required will need to be undertaken in accordance with BS4142 and/or its subsequent amendments.

Environmental Health will also require manufacturer details providing the sound power level and sound pressure level at a given distance from the manufacturer of the proposed extraction system with every application submitted. We will also require the proposed location of such system.

Dog breeding/boarding kennels

Noise from these establishments can have a negative impact on the amenity of nearby residential properties. Therefore, applications for such establishments will need to be accompanied with a noise impact assessment and mitigation plan. It is recognised that there is no specific assessment that relates to such developments, therefore it is recommended that the principles of BS4142 and/or its subsequent amendments. Due to the nature of barking dog noise the L_{Amax} indicator should also be included within the assessment. A noise management plan should be included to detail ways in which the kennels will be managed to ensure that the level of noise is kept to a minimum, such as limiting feeding times, limiting visiting times, limiting time the dogs are permitted outdoors.

Solar Farms

Noise impact associated with solar farms may arise from the electrical equipment, inverters and transformers, typically housed in enclosures or containers around the site. Usually, for developments of this nature, a BS4142 type condition limiting the noise rating level not to exceed background would be applied.

Wind Turbines

The Authority has published detailed guidance outlining what needs to be considered when submitting planning applications for wind turbines. Further guidance regarding what information should be included in a wind turbine/wind farm noise assessment is available on the Carmarthenshire County Council Website.

Model Conditions

This document sets out suggested planning conditions, which are not a “one size fits all” for every development but offer a guide for the use of planning conditions in the determination of planning applications. The list is not exhaustive and there may not be a condition that fits a particular circumstance or topic. A bespoke condition may be required or a condition amended to make it more appropriate to the development proposed.

1. The rating level of the noise emitted from the proposed development/application shall not exceed the existing background noise level. The noise levels shall be determined at the nearest noise sensitive premises or at another location that is deemed suitable by the authority. Measurements and assessments shall be made in accordance with BS 4142 and/or its subsequent amendments.
2. At the written request of the Local Planning Authority, the operator within a period of 1 month shall undertake and submit to the authority a noise assessment conforming to BS 4142 and/or its subsequent amendments to determine whether noise arising from development exceeds the level specified in condition 1 above. The assessment shall be undertaken under the supervision of the Local Authority. In the event that Condition 1 is exceeded then the submitted survey shall also include mitigation measures to ensure compliance with the noise level specified in condition 1. The development shall then be undertaken in accordance with the approved details.
3. No deliveries shall be taken at or dispatched from the site between the hours of 23:00 through to 07:00 and not at any time on Sundays, Bank or Public Holidays to protect the hours of sleep.

4. The use hereby permitted shall not operate other than between the hours of hh:mm and hh:mm Monday to Friday, hh:mm and hh:mm on Saturdays and hh:mm and hh:mm on Sundays and not at any time on public or bank holidays.
5. A Noise Impact Assessment (NIA) should be undertaken in order to predict the effect of the development as a whole on the surrounding area. The NIA should list any services/plant/equipment that is likely to emit noise. The services/plant/equipment should be specified on a location plan and the duration of the specific noise and the predicted noise level at the various noise sensitive properties should be identified.
6. A Noise Management Plan should be submitted to the Authority prior to commencing the development. The Management Plan should address the construction phase of the proposed development and will include the noisiest phases arranged in terms of loudness, the duration of the phases and details of mitigation measures to be employed to minimise the noise during construction on the nearby residential site. The plan shall comply with the guidance found in the BS5228 and/or its subsequent amendments.
7. During the demolition and construction phases, no works or demolition or construction shall take place other than within the hours of XX – XX Monday – Friday, Saturday XX – XX and not at all on Sundays, Bank or Public Holidays.
8. As the proposed developments are situated in a primarily residential area, it is recommended to minimise noise disturbance that the construction work be undertaken in compliance with BS 5228 and/or its subsequent amendments.