

# **St Helens Council Environmental Health Division Planning Consultation Response – Noise Section**

To: Jennifer Bolton

Date: 9 June 2020

From: Carol Pollitt

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Planning App No: P/2020/0061/HYBR

Proposals: P/2020/0061/HYBR | Hybrid Planning Application for the following development (major development); (i) Full Planning Permission for the erection of a B8 logistics warehouse, with ancillary offices, associated car parking, infrastructure and landscaping; and (ii) Outline Planning Permission for Manufacturing (B2) and Logistics (B8) development with ancillary offices and associated access infrastructure works (detailed matters of appearance, landscaping, layout and scale are reserved for subsequent approval)

Our Ref: 035446

Location: Omega Land South of M62.

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This hybrid application is seeking full planning permission for the erection of a B8 logistics warehouse (Unit 1), and outline planning permission for manufacturing (B2) and Logistics (B8) development (Unit's 2, 3 and 4) and associated access/infrastructure works on Land to the West of Omega South & South Of The M62 Bold St Helens.

The site subject of this application is an extension to the wider employment location known as Omega which runs alongside the M62 motorway on the boundary between Warrington and St Helens. From a noise perspective the dominant features prevalent at the site consist of the road traffic noise associated with M62 motorway and local traffic on Omega Avenue. There are a number of sensitive receptors which have been identified as those closest to the proposed development which include;

- The Stepping Stones Children's Day Nursery, Lingley Green Ave to the East,
- Dwellings at Old Hall Farm off Warrington Road to the West and
- Dwellings at Bembridge Close/Park Road to the South East.

There is no objection in principal to this proposal as the site is located in an area with existing established similar uses with relatively few residential receptors in close proximity to the site.

This application is accompanied by a noise assessment carried out by WSP which is presented as part of the Environmental Statement in Chapter 7 (Noise and Vibration) Document No. OPP DOC.11.7 dated Dec 2019 and associated appendices and has been compiled fol-

lowing earlier consultation with WSP in relation to the scope and methodology to be employed as part of the assessment.

The report presents an assessment of effects associated with the Construction Phase (noise and vibration) and the Operational Phase (traffic generated noise and site operations) following modelling of relevant activities associated with each phase of the development.

With regards to the operational site noise a number of scenarios have been presented in the modelling namely units operating for the purpose of ambient good, chilled goods and chilled goods with mitigation in place in order to gain a full insight into the potential significance of the effects associated with the operation of the site. This has been provided to allow the proposal to be assessed on the basis of a best and worst case scenarios as the levels of noise generated from the specific units will be dependant upon their future occupants which is not known at this stage in the process for all the unit's subject to this application (eg need for refrigerated plant, equipment of chilled trailers).

Information present for the construction phase of the proposal identifies that there will be negligible adverse effects at the nearest sensitive receptors. The nearest receptors will be subject to noise during the construction phase and the report details the need to ensure assessment in accordance with BS5228 and the control measures outlined in the CEMP would suitably deal with controlling exposure to noise and vibration at the receptors identified. A condition to ensure the construction phase is control via the details provided in the approved CEMP plan would satisfactorily control this aspect of the development.

With respect to the operational phase the mitigation required to control exposure focusses mainly on the use of a variety of barriers of differing heights and lengths and a restriction on chilled goods using/accessing the eastern side of Unit 3 to ensure noise from site operations is at acceptable levels. At present there are limitations in the precise details available in relation to construction plant/equipment, layout and number therefore the mitigation proposed will need to be revisited as part of the submission supplied at the reserved matters stage.

I would ask that the following conditions be included in any permission granted for the site;  
General conditions

1. Construction work shall not take place outside the hours of 08.00-18.00 hours Monday to Friday, 08.00-13.00 hours Saturday and not at all on Sundays/Public Holidays without the prior written permission of the Local Planning Authority.

2. No temporary power plant shall be used outside the permitted hours of construction unless in accordance with details which have been submitted to an approved in writing by the Local Planning Authority prior to commencement of development. Any such plant shall only be operated in accordance with the approved details.

3. No additional external plant or equipment shall be permitted to the nor shall any additional openings be formed in the elevations or roof of the units hereby permitted which directly ventilate the building or which discharge from any internal plant or equipment, without the prior written permission of the local planning authority.

4. The rating level of noise emitted from the fixed plant and equipment serving units shall not exceed those quoted in Table 7.7-4 "Fixed plant and equipment noise limits" of Appendix 7.7 Industrial/Commercial Noise Assessment - Environmental Statement Vol 2 – OPP DOC. 11.20 carried out by WSP dated Dec 2019 at the specific receptors identified . Any assessment to determine compliance with the quoted levels shall be made in accordance with the method provided in BS4142:2014 + A1:2019 "Methods for rating as assessing industrial and

commercial sound” and shall be carried out by a suitably qualified acoustic consultant/competent person.

5. Unless otherwise agreed with the Local Planning Authority, operational noise from the development shall not exceed the levels quoted in Appendix 7.7 “Industrial and Commercial Noise Assessment” Environmental Statement Vol 2 – OPP DOC.11.20 – carried out by WSP dated Dec 2019. Any assessment to determine compliance with the quoted levels shall be made in accordance with the method provided in BS4142:2014 + A1:2019 “Methods for rating as assessing industrial and commercial sound” and shall be carried out by a suitably qualified acoustic consultant/competent person.

6. As part of the reserved matters application and updated noise assessment shall be submitted which builds on the findings of those presented in Environmental Statement in Chapter 7 (Noise and Vibration) Document No. OPP DOC.11.7 dated Dec 2019. The updated assessment shall seek to minimise noise emanating from the development and detail any mitigation required.

7. Full details of the acoustic noise barriers identified in Environmental Statement in Chapter 7 (Noise and Vibration) Document No. OPP DOC.11.7 dated Dec 2019 carried out by WSP shall be installed in accordance with a scheme/specification which has been submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be implemented before the first use of the relevant unit and retained thereafter. Any timber/acoustic fencing used in the boundary treatment shall be treated to give a minimum design service life of at least 15 years.

8. Prior to the first use of the Units hereby approved, an Operational Noise Management Strategy for each unit shall be submitted to and agreed in writing with the Local Planning Authority. The agreed Strategy shall be implemented thereafter.

Carol Pollitt

Scientific Officer