



Memorandum

To DEVELOPMENT, HERITAGE AND ENVIRONMENT MANAGER Ref:2019/0366
From ENVIRONMENTAL HEALTH MANAGER Ref:
Subject 2019/0366/FUL JA/255620
Date 9 December 2019

Thank you for consulting me with regard to this application.

I have no objection to the application in principle.

Noise

Aldi Fixed Plant

The Aldi plant area is in a good location reasonably well distanced from the nearest residential premises.

The noise assessment predicts that the typical plant will easily meet our advised criterion of 5dB below background noise levels. Looking at the background noise assessment, the consultant has chosen 49dB_{LA90} as the representative background noise level. However the measurement was only short (2 hours) and the lowest reading was 45dB_{LA90} at 00.45. Typically noise falls off throughout the night before picking back up again. I consider 49dB_{LA90} a rather high as a representative background level based on this brief assessment. For a robust assessment I would suggest 45dB_{LA90} would be a better representative noise level. I therefore will attach a condition as suggested with maximum noise rating levels to be achieved.

The noise assessment proposes that noise from retail unit plant should achieve the following noise level limits, at the nearest noise sensitive receptors:

- A rating level limit of 46 dB during the daytime; and,
- A rating level limit of 44 dB during the night-time.

Using 45dB_{LA90} as the background noise level at night the desirable noise limits are 5dB less than the night-time figure above. Please refer to my suggested condition. The plant noise is still well below 45dB_{LA90} so compliance will not be an issue.

Car Park Noise

An assessment of car park noise has been carried out to predict internal noise levels in the nearest houses via an open window. The resultant figure of 30dB L_{Aeq,1hour} meets the recommended guidance for internal noise levels. This is a relevant guideline

as the houses at this location do not have front gardens or other external amenity areas.

Road Traffic Noise

Noise generated by additional road traffic movements on the local road network has been assessed in accordance with CRTN calculation procedures. The assessment indicates that during the daytime, the greatest predicted road traffic noise level increase is 1.4 dB on Westgate, north of the B5312 and south of High Street. Comparing this increase in road traffic noise level with the classification scale for short term changes outlined in the Design Manual for Roads and Bridges (DMRB), the predicted magnitude of change can be classified as minor/low.

Aldi Deliveries

I have read the noise assessment provided with this application.

This is the submitted information about Aldi deliveries:

As is common practice in Aldi foodstores and in line with the current servicing arrangement of the store, service vehicles would access the store via the customer access off Westgate for the Aldi food store and off High Street for the non-food retail unit.

3.6.2 Aldi service deliveries are carried out in such a way as to minimise vehicle kilometres travelled. Each store receives an average of four deliveries by articulated lorry per day, in addition to a milk delivery and bin collection via rigid vehicle. This is substantially lower than the delivery pattern associated with larger food superstores.

3.6.3 The articulated vehicles operate from a central distribution centre. Each lorry delivers to a number of stores in a specific circuit and in this way minimises vehicle kilometres and therefore reduces emissions.

3.6.4 Deliveries to the store will aim to arrive outside of the established highway peak periods namely 0800 - 0900 during the morning and 1500 – 1600 during the evening

The assessment of food store deliveries is based on the following assumptions:

- Servicing can occur at any time during a 24-hour period.
- A single HGV would visit site in a worst-case 15-minute period between 23:00 – 07:00.
- A single HGV would visit site in a worst-case hourly period between 07:00 – 23:00hrs.
- The nearest noise sensitive receptors relative to the loading bay are 20m to the east.
- Partial screening will be provided by the installation of a dock levelling system.

Based on these assumptions calculations have been carried out on behalf of the applicant to sum up the likely noise connected with deliveries and produce a figure that can be compared to the background noise level according to BS4142.

The conclusions from the assessment are that:

The 'assessment indicates that noise generated by retail unit deliveries is unlikely to give rise to an adverse impact'. This is based on background noise level of 49dB_{LA90} which, as mentioned above, I consider too high. Using 45dB_{LA90} as the representative background noise level (as I have suggested) there would likely be an adverse impact predicted from delivery noise according to BS4142. Given that Aldi would like no restrictions on deliveries, deliveries could routinely be at a time of night when background noise levels are at or less than 45dB_{LA90}.

However I also have concerns that the assumptions and final 'averaged' figure do not reflect the actual scenario with this location and layout.

In practice HGVs pass within about 7m of the façade of residential dwellings on Waldron, then reverse into the loading bay then leave again the same route.

If the noise is not continuous, LAmax or SEL can be used to indicate the probability of noise induced awakenings.

The HGV Arriving/Departing SEL at 10m is 87dB(A). No LAmax figures are provided. The HGV will pass as close as 7m from the bedroom windows. Regardless of the calculated LAeq over 10mins, there is still an HGV passing within 7m of a bedroom window twice within a 15 min period as well as manoeuvring, reversing and delivery noise between these two events (no reversing alarm information is provided but white noise reversing alarms are advised).

This is likely to cause sleep disturbance and there could be more than one delivery per night.

I therefore would object to Aldi having deliveries within the night-time period and advise a condition requiring daytime deliveries only.

Noise Conditions

Aldi Food Store

- The food store shall not be open for customers outside the hours of 0800 to 2300 on any day.
- No loading/unloading of vehicles and no deliveries shall be taken at or dispatched from the food store (including waste collections) outside the following times 0700 to 2300 on any day.
- The engine and any diesel-powered freezer/refrigeration unit on delivery vehicles serving the food store shall be turned off and kept off, whilst the vehicle is stationary.
- The rating level of noise from fixed plant on the food store site shall not exceed 46dB(A) daytime and 40dB(A) night-time as measured or calculated at the façade of any nearby residential premises. All measurements and assessments shall be done in accordance with BS4142:2014 Methods for rating and assessing industrial and commercial sound.

Unit B

- The Unit B retail/business unit shall not be open for customers outside the hours of 0800 to 2100 Monday to Saturday and 0900 to 1800 on Sundays and Bank Holidays.
- No loading/unloading of vehicles and no deliveries shall be taken at or dispatched from the non-food retail/business units (including waste collections) outside the following times 0700 to 2100 on any day.
- Prior to commencement of the use of any fixed plant at the non-food retail/business units, a scheme shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that the rating level of noise

from fixed plant shall not exceed 46dB(A) daytime and 40dB(A) night-time at the façade of any nearby residential premises. All measurements and assessments shall be done in accordance with BS4142:2014 Methods for rating and assessing industrial and commercial sound.

- The rating level of noise from fixed plant at the non-food retail/business units shall not exceed 46dB(A) daytime and 40dB(A) night-time as measured or calculated at the façade of any nearby residential premises. All measurements and assessments shall be done in accordance with BS4142:2014 Methods for rating and assessing industrial and commercial sound.

As there is potential for Unit B to be a café I also recommend:

- Prior to the installation of any kitchen extraction system, the details of the system shall have been submitted to, and approved in writing by, the Local Planning Authority. The details required by this condition shall include odour control measures for the kitchen extraction systems, noise levels and proposed noise control measures for all equipment. All equipment installed as part of the scheme shall be operated and maintained in accordance with the manufacturer's instructions for the duration of the development. No other such systems shall be installed thereafter without the express written consent of the Local Planning Authority.

Lighting

The lighting plan for the site is satisfactory.

Air Quality

In accordance with our Local Plan policy IF2 (Section 3. re. electric vehicle recharging points). I advise that the following condition be attached:

- At least 10% of parking spaces shall be marked out for use by electric vehicles only, together with an adequate charging infrastructure and cabling for each marked bay.

Jill Antrobus
Principal Environmental Health Officer
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