

Consultee Comments for Planning Application 23/07380/FU

Application Summary

Application Number: 23/07380/FU

Address: 6 St Giles Garth Bramhope Leeds LS16 9BD

Proposal: Demolition of existing detached house and garage; construction of one detached house with integral double garage

Case Officer: Mrs Susie Watson

Consultee Details

Name: - Environmental Studies Transport Strategy Team

Address: Floor 8 East, Merrion House, 110 Merrion Centre, Leeds LS2 8BB

Email: Not Available

On Behalf Of: Environmental Studies - Transport Strategy

Comments

The site of this proposed development is adjacent to the A660 Leeds Road and strategic noise maps prepared by Defra indicate that noise levels without consideration of glazing and ventilation specification will result in an unsatisfactory internal noise environment.

Should noise concerns be disregarded, the likely outcome is that residents would have to resort to keeping windows closed even in warm weather to avoid being disturbed by road traffic noise, particularly at night.

A possible solution as per the ProPG Planning and Noise Guidance may comprise acoustic glazing with a whole-dwelling ventilation system. Such a system should ensure residents are protected from harmful effects of noise whilst maintaining satisfactory internal air quality. If the applicant is agreeable, we would accept a Grampian condition requiring the submission and approval of a noise and ventilation package prior to construction in lieu of providing said details prior to determination.

Tim Summers

Environmental Studies Officer