

Ben/Philip/Max,

Thank you for the emails.

I have no objection to attending a hearing but agree with Ben that this could be avoided using the conditions as suggested (but slightly amended).

The rating levels at night are anticipated to be between +11 and +12dB at the two closest noise sensitive receptors which is a significant adverse impact and therefore planning conditions will be necessary to ensure that there is an engineered solution by means of a barrier with added restrictions to their operation at night.

Therefore with regards to the suggested proposals (condition 11a and 11b), I would suggest that Option B in itself is not sufficient to protect amenities, as restricting its use to just 50 hours per year means it can be used at night regardless of weather conditions and under normal standing operating conditions, likewise, option A in itself, although it can only be used in national emergencies, there is no restriction on the amount of times this could occur.

A combination of A and B should be considered i.e. it can only be operated between 23.00 and 07.00 hours during a period of national emergency and in any case no more than 50 hours per year, with a record being kept etc. That way, it can only be used at times of emergencies and the usage is also restricted/controlled.

As stated previously, ideally, an engineered solution should be in place to reduce the noise by a minimum of 10dB. However, if the noise can be reduced at first floor level by at least 7dB (to an adverse impact instead of significant adverse impact) and the usage at night can be restricted that would also be acceptable.

If the noise levels cannot be reduced, an engineered solution will be needed to mitigate the noise at first floor level. The noise source will have to be removed from the line of sight of the properties (possibly something between 4 and 4.5m in height). The landscaping condition can be amended to refer to a “noise bund/acoustic barrier” to allow for a combination and the condition can be supplemented as shown in red below:

5. Notwithstanding the plans as hereby approved, no development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping that takes forward in more detail the approved Landscape Masterplan and a noise bund/acoustic barrier, which shall include detailed landscaping proposals to mitigate the visual and potential night-time noise impact of the development, indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development. The scheme shall include details of the noise bund/acoustic barrier in terms of its height and construction details and shall be accompanied by a noise report to demonstrate that the noise rating level between the hours of 23.00 and 07.00 hours will not exceed 44dB when assessed in accordance with BS4142 at any residential premises (when using the same acoustic penalties in the acoustic noise report by Inacoustics dated 16th October 2019). The submitted and approved scheme shall be implemented in full and retained for the lifetime of the plant. The development shall not be operational between the hours of 23.00 and 07.00 hours until the noise barrier has been constructed as agreed.

Reason: To safeguard the visual and residential amenities of the area.

With respect to the condition relating to lighting, this should also include hours of operation of lighting, how the timing of the lights will be controlled and an isolux diagram predicting the levels of light spillage to the windows of the closest residential receptors and upward light spillage:

8. No lighting shall be installed at the site until a lighting design strategy, including a detailed lighting plan (indicating the hours of operation, how the timing of the lights will be controlled and an isolux diagram predicting the levels of light spillage to the windows of the closest residential receptors and upward light spillage) has been submitted to and approved in writing by the Local Planning Authority. The development and associated lighting shall be implemented as agreed at all times for the lifetime of the plant.

Reason: In the interests of biodiversity and neighbouring residential amenity.

All other suggestions from Renplan are acceptable.

I trust that the above is of assistance.

Regards,
Rhodri Davies