

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/4336/P	Ian Dench and Virginia Garcia	26/11/2020 18:12:27	OBJ	<p>Dear David Peres Da Costa</p> <p>1.The developer's noise report doesn't address the issues raised by the Lancaster Stables' noise report about methodology and assumptions so we can't know whether the predicted levels of noise from the secret garden are accurate.</p> <p>The developer's noise report admits that in their plant noise model "the predicted levels were above the Lowest Observed Adverse Effect Level at the nearest adjoining roof terraces".</p> <p>Obviously the developers still haven't thoroughly thought out the noise design despite comments from your Environmental Health Officer.</p> <p>Particularly; in their plans unit AHU/02 (which was the source of the worst noise and vibration previously) is to be replaced by a new unit but the developers propose putting it in the same place right next to our property with no mention of the vibrations transmitted through the supporting steels; at our party wall the supporting steels are built into the wall with no isolation detail. This should be removed and properly designed supports proposed throughout. I believe that the air handling unit can and should be moved to the middle of the flat roof as far as possible from all the surrounding properties. Please see drawing that I emailed.</p> <p>Conditions should be put on the developers to provide extra design and proof of calculations about noise and vibration, which should be tested on completion before occupation is allowed.</p> <p>A group of us have commissioned a revised acoustic report.</p> <p>2. Why is there no traffic report? Surely the levels of traffic needed to service 120 nursery children would impact parking, driving and air quality significantly for the residents in the local area? A group of us have commissioned an independent traffic report about this.</p> <p>3. The developers claim hours of opening are not relevant to this proposal. Opening hours will impact on noise and traffic. Please confirm that the opening hours will be 7am-7pm Monday to Friday as previously agreed.</p> <p>4. Please ensure that they prepare a construction management plan. Particularly that they don't use the fire exit in Lancaster Stables as access for construction.</p> <p>Best Ian Dench and Virginia Garcia</p>