

## Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)  Northing (y)

Description

Residential development south of Winnycroft Lane and and North of the M5 Motorway.

## Applicant Details

### Name/Company

Title

Mr

First name

Matthew

Surname

Ogley

Company Name

Barratt Homes

### Address

Address line 1

Barratt House

Address line 2

710 Waterside Drive

Address line 3

Aztec West

Town/City

Almondsbury

Country

United Kingdom

Postcode

BS32 4UD

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Reference number

Date of decision (date must be pre-application submission)

**Please state the condition number(s) to which this application relates**

Condition number(s)

Has the development already started?

- Yes  
 No

If Yes, please state when the development was started (date must be pre-application submission)

Has the development been completed?

- Yes  
 No

## Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- Yes  
 No

## Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

"0665-102-2 M Planning Layout-AOL\_reduced - Cond 18 & 20 - Plots 1 & 47" - Mark up drawing, Proposed testing to Plots 1 & 47  
"0665-102-2 M Planning Layout-AOL\_reduced - Cond 18 & 20 - Plots 279 & 300" - Mark up drawing, Proposed testing to Plots 279 & 300  
"P22-320-L01v1 Winnycroft, Gloucester.pdf" - Report - Completion-Stage acoustic testing report outlining the Conditions 18 & 20, including the proposed test plots and proposed testing procedure.

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes  
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent  
 The applicant  
 Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes  
 No

## Declaration

I / We hereby apply for Approval of details reserved by a condition (discharge) as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

- BDW Trading LTD

Date

02/08/2022

Matthew Ogley  
Barratt Homes  
710 Waterside Drive  
Aztec West  
Almondsbury  
Bristol  
BS32 4UD

Our ref: P22-320-L01v1  
20 July 2022

By email only: matthew.ogley@barratthomes.co.uk

Dear Matthew,

**Re: Winnycroft, Gloucester  
Completion-Stage Acoustic Testing**

Following our recent contact, I am writing to confirm that we would be pleased to assist with addressing Conditions 18 and 20 of the planning consent for the development, which read as follows:

**Condition 18:** Prior to occupation of any permitted dwellings requiring mitigation under Condition 17, noise testing should be carried out by a professional and competent contractor (Member of the Institute of Acoustics) within four mitigated properties to be agreed in writing by the local planning authority at the reserved matters stage for that phase. The purpose of the noise test will be to establish whether the noise criteria as specified in Condition 17 has been met through the approved mitigation measures. The testing procedure should be submitted to and agreed in writing by the local planning authority at least 7 days prior to noise testing being carried out.

**Condition 20:** Prior to occupation of any external areas requiring mitigation under Condition 19, noise testing should be carried out by a professional and competent contractor (Member of the Institute of Acoustics) within four mitigated properties to be agreed in writing by the local planning authority at the reserved matters stage for that phase. The purpose of the noise test will be to establish whether the noise criteria as specified in Condition 19 has been met through the approved mitigation measures. The testing procedure should be submitted to and agreed in writing by the local planning authority at least 7 days prior to noise testing being carried out.

All Hepworth Acoustics technical staff are members of the Institute of Acoustics and the company is a member of the Association of Noise Consultants (ANC), and is a registered testing body under the ANC registration scheme for pre-completion testing, with respect to Approved Document E of the Building Regulations.

At this stage, I am writing to recommended suitable properties for testing, and also an outline of our proposed testing procedure, as both of these require prior agreement with the local planning authority.

### **Proposed Test Plots**

It can be seen that the two conditions are almost identical, except that they relate to internal and external noise levels respectively. Each condition requires four properties to be tested, in the case of Condition 18 for internal noise and in the case of Condition 20 for external noise. However, from a review of the plans we see no impediment to these four plots being the same for each condition.

As per Conditions 17 and 19, the testing is to account for noise from the M5 Motorway, which is to the southeast of the site, and from Winnycroft Lane, which is to the north and west. It is therefore proposed that the testing should encompass two plots nearest to each of those highways respectively.

To this end, we suggest testing is carried out at:

- Plot 1 and Plot 47, near to Winnycroft Lane
- Plot 279 and Plot 300 closest to the M5.

### **Proposed Testing Procedure**

At each of the properties to be tested, a suitable methodology for the determination of representative values for the following:

- Daytime noise levels in terms of dB  $L_{Aeq,16hrs}$  in up to two habitable rooms (typically one downstairs and one upstairs, the most exposed in each case)
- Night-time noise levels in terms of dB  $L_{Aeq,8rs}$  in the upstairs room as per above
- Daytime noise levels in terms of dB  $L_{Aeq,T}$  in the rear garden area.

Due to the likely situation that daytime testing will need to be undertaken on a live construction site, it is proposed to determine daytime  $L_{Aeq,T}$  noise levels either:

- a) over the course of a single representative daytime hour, inside the period 0800-2000hrs (this method is likely to be deployed at properties closer to the M5), or
- b) by reference the 'Shortened Measurement Procedure' described in the Department of Transport document 'Calculation of Road Traffic Noise' 1988 (CRTN), over three consecutive daytime hours inside the period 1000-1700hrs (this method is likely to be deployed at properties closer to the Winnycroft Lane)

The above approaches will allow the measurements to be fully attended to hence allow 'screening-out' of noise contributions attributable to ongoing construction activity where necessary. As such, the 'live' measurement time may well be less than full hourly periods, where construction noise requires pausing of measurement. Notwithstanding, effort would be made insofar as possible to test when construction noise is lower. Alternatively, in the case of a), the proposed timing would allow measurement of noise after the construction working day has ended.

In some cases, the 'Comparative Measurements' technique set out in CRTN may also be used to assist with determining daytime noise levels in three locations simultaneously.

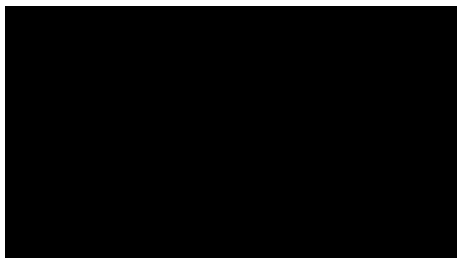
For night-time noise, this will be based on continuous measurement in sequential 5-minute samples during a full weekday night-time period 2300-0700hrs. This will be achieved by setting up automated equipment to run unattended overnight.

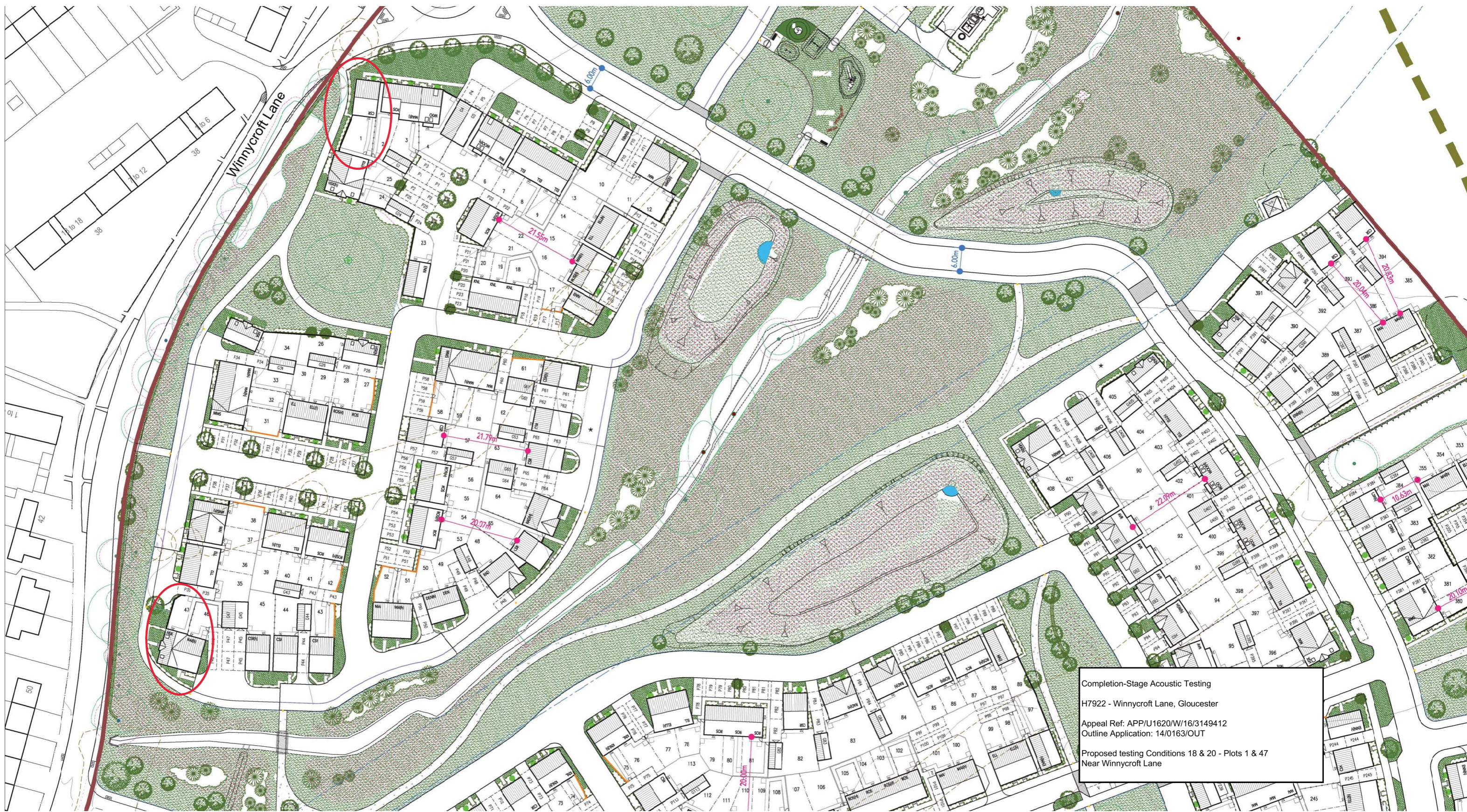
All testing will be undertaken in a complete but unfurnished rooms with internal doors fitted and closed, windows installed and fully closed, but with any ventilators fully activated.

The measured noise levels will be corrected to provide the equivalent levels that would be expected in a fully furnished room. This will be calculated using measured reverberation times in the test room and reference reverberation times for comparable room types/sizes in a fully furnished state.

It is recommended that the foregoing is confirmed with the local planning authority such that any comments or queries may be addressed well in advance of the testing.

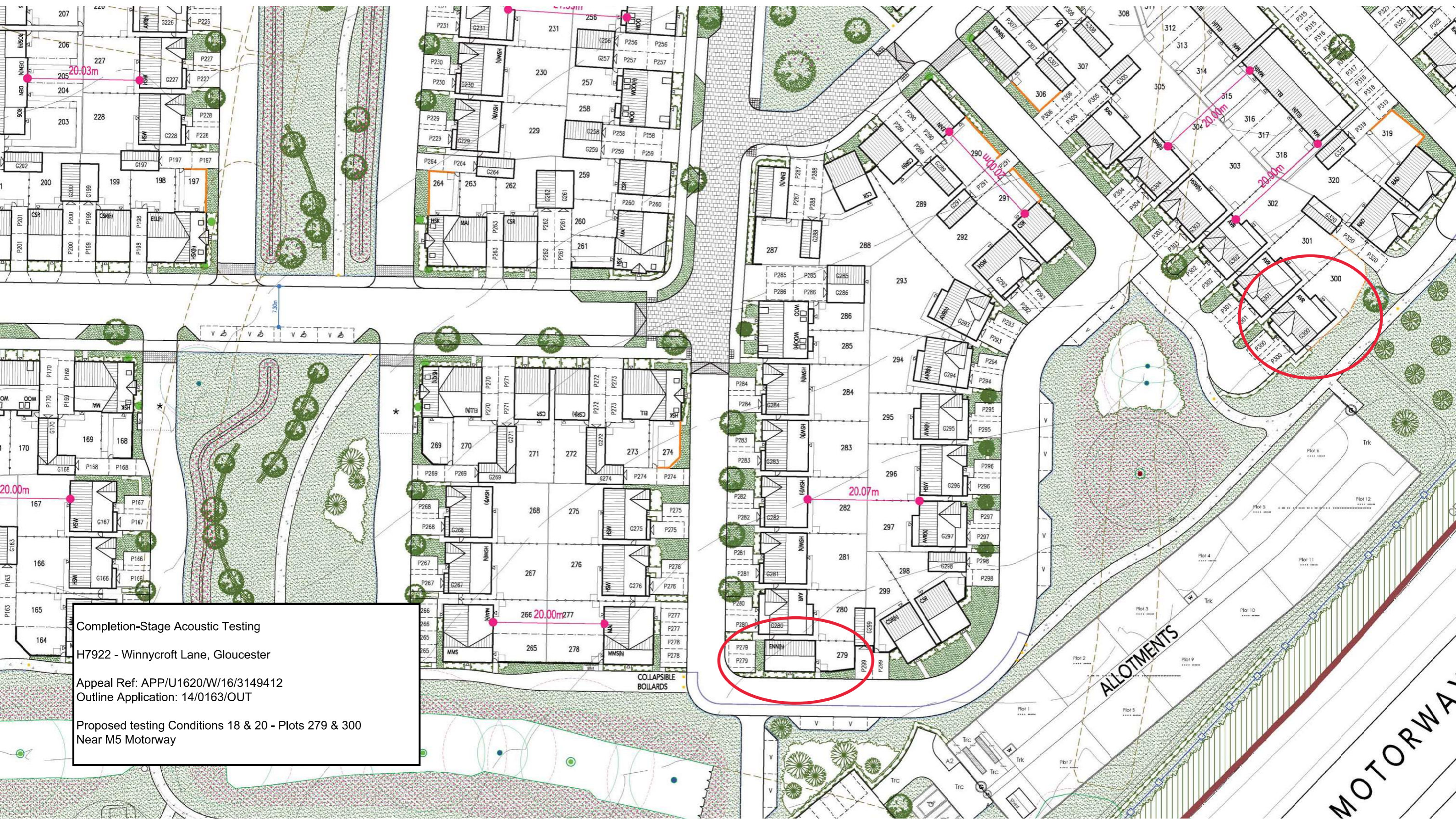
Yours sincerely,  
For Hepworth Acoustics Ltd





Completion-Stage Acoustic Testing  
H7922 - Winnycroft Lane, Gloucester  
Appeal Ref: APP/U1620/W/16/3149412  
Outline Application: 14/0163/OUT  
Proposed testing Conditions 18 & 20 - Plots 1 & 47  
Near Winnycroft Lane





Completion-Stage Acoustic Testing  
H7922 - Winnycroft Lane, Gloucester  
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COLLAPSIBLE BOLLARDS

ALLOTMENTS

MOTORWAY