Our Ref: 25/80135/COND
Your Ref: 205 Somersham, The Bank C18, ...

18 June 2025

Miss Isabelle Impey
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Dear Miss Impey

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning condition(s)

Proposal: Discharge of Conditions 18 (Noise Mitigation Scheme), 20 (Welcome Pack) and 21 (Acoustic Barrier) for 23/00369/REM

Site address: Land North Of 16 The Bank Somersham

Please find enclosed our formal decision notice relating to above application for approval of details relating to the above planning condition.

Yours sincerely

Clara Kerr
Chief Planning Officer

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Dear Miss Impey
Town And Country Planning (Development Management Procedure) (England) Order 2015 (Amended).

Proposal: Discharge of Conditions 18 (Noise Mitigation Scheme), 20 (Welcome Pack) and 21 (Acoustic Barrier) for 23/00369/REM

Site address: Land North Of 16 The Bank Somersham

I refer to your application above received on 8 May 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 18 - Noise Mitigation Scheme
Condition wording: Notwithstanding the Acoustics and Overheating Assessment prepared by MEC report reference 26184-ENV-0401 Rev E received on 4 April 2024 and the Noise Report Addendum received on 2 May 2024, no development above slab level shall take place until full details of the proposed glazing, passive and mechanical ventilation units for the noise mitigation and alternative ventilation provision for plots 1-5, 43-46, 51-52, 59-67 and rooms identified within Appendix I and K of the NIA Acoustics and Overheating Assessment have been submitted to and approved in writing by the Local Planning Authority in order to demonstrate that the internal sound level and ventilation requirements of condition 28 on outline permission 19/01790/OUT will be met. The development shall be carried out in accordance with the approved details and no dwelling shall be occupied until the mitigation measures associated with that dwelling have been installed. The mitigation measures shall be installed and maintained in accordance with the manufacturer's instructions to minimise internal sound levels (for example with the use of acoustic matting and/or acoustic mounts to prevent vibration) and shall thereafter be maintained and retained in perpetuity.
Reason - To avoid noise from giving rise to a significant adverse impact on the health and quality of life of future users of the development, in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

Submission:
26184 window calcs with fence received 8th May 2025
Zehnder LPID100 received 8th May 2025
L205 Noise Mitigation Schedule received 10th June 2025
Noise Welcome Pack received 9th June 2025
L205 Acoustic Glazing Specification received 8th May 2025
L205 Acoustic Trickle Vent Specification received 8th May 2025
L205 Standard Glazing Specification received 8th May 2025
L205 Standard Trickle Vent Specification received 8th May 2025
L205 Through Wall Vent Specification received 8th May 2025

The above documents have been reviewed by HDC's Environmental Health Officer which is acceptable to discharge condition 18 with the maintenance and retention requirements etc to remain valid. The full details of the proposed glazing, passive and mechanical ventilation units for the noise mitigation and alternative ventilation are acceptable to ensure noise would not result in a significant adverse impact on the health and quality of life of future users of the development, in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

Condition 18 is discharged. It remains for the development to be carried out in accordance with the approved details.

Condition 20 - Welcome Pack
Condition wording:
Prior to occupation of the first residential dwelling, details of a Welcome Pack to be provided to all new residents, detailing the sound attenuation and mechanical ventilation measures incorporated within the dwellings as agreed under condition 18, including their function, care and maintenance, shall be submitted to and approved in writing by the Local Planning Authority. The approved Welcome Pack shall be made available to all occupiers prior to the first occupation of each dwelling.
Reason - To avoid noise from giving rise to a significant adverse impact on the health and quality of life of future users of the development, in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

Submission: Noise Welcome Pack received 9th June 2025

The above document has been reviewed by HDC's Environmental Health Officer which is considered acceptable to discharge condition 20. The approved Welcome Pack shall be made available to all occupiers prior to the first occupation of each dwelling. This would ensure noise would not result in a significant adverse impact on the health and quality of life of future users of the development, in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

Condition 20 is discharged. It remains for the development to be carried out in accordance with the approved details.

Condition 21 - Acoustic Barrier
Condition wording: Notwithstanding the approved Acoustics and Overheating Assessment prepared by MEC report reference 26184-ENV-0401 Rev E received on 4 April 2024 and the Noise Report Addendum received on 2 May 2024, no development above slab level shall take place until full details of the proposed 3m high acoustic fence to serve as a barrier between the housing and eastern boundary with Dews Coaches have been submitted to and approved in writing by the Local Planning Authority. Plots 43-46, 51-55 and 59-67 shall not be occupied until the agreed acoustic barrier has been fully installed in accordance with the

approved details. The acoustic barrier shall thereafter be maintained and retained in accordance with the approved scheme in perpetuity.
Reason - To avoid noise from giving rise to a significant adverse impact on the health and quality of life of future users of the development, in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

Submission:
L205 Acoustic Barrier Detail received 8th May 2025

HDC's Environmental Health Officer has reviewed the acoustic barrier details and confirms this is sufficient for discharge of the condition. The occupancy, maintenance and retention aspects stipulated in the condition remain a requirement.The installation of the acoustic barrier in accordance with the approved details would ensure noise would not result in a significant adverse impact on the health and quality of life of future users of the development, in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

Condition 21 is discharged. It remains for the development to be carried out in accordance with the approved details.

Where conditions have been discharged by the Local Planning Authority or where the condition details are acceptable but cannot be discharged, the works must be implemented in full accordance with the approved details and the development shall be retained as such thereafter.

Yours sincerely



Clara Kerr
Chief Planning Officer
Date: 18 June 2025