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**SECOND SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**5<sup>th</sup> November 2019**

**Agenda Item 4**

**Application Ref. 19/00614/FUL**

**Ashfields Grange, Newcastle**

The **Environmental Health Division (EHD)** has now responded to the applicants queries on conditions 25 & 26 (conditions 24 & 25 of the revised recommendation of the first supplementary report) that the requested noise levels may not be capable of being achieved.

EHD have now set out a further justification for the conditions and the requested noise levels. They advise that the proposed development is targeted towards the elderly and those with health conditions. Therefore, residents must have appropriate living conditions which protect health from both excess noise and overheating.

The submitted noise assessment indicates apartments fronting the A34 and Knutton Lane will be impacted by noise and windows will need to be kept shut in order to meet acceptable internal noise levels. Suitable ventilation will therefore need to be provided and this will need to be identified via an appropriate overheating assessment which will determine appropriate measures to minimise overheating. It is appropriate to secure these measures at the design stage and the suggested conditions are therefore required and justified, in accordance with the guidance and requirements of the NPPF.

EHD have also stated that the design standard for noise levels was previously advised as NR20 but this should be revised to NR25, which is considered to be more appropriate.

They also reaffirm their comments about every car parking space having a connected and operational EV charging point.

Officers Comments

The advice of EHD is accepted in respect of overheating and noise and the requested conditions are considered to comply with paragraph 55 of the NPPF, which indicates that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. However, it is acknowledged that further discussions between your officers and the applicant will be necessary and appropriate in order to agree the scope and wording of the conditions - this should not hold up making a decision on the application however.

In terms of the level of EV charging points proposed this matter is discussed by your officers in section 6 of the main agenda report and, notwithstanding the advice of EHD, 12 spaces is considered to represent an acceptable level of EV charging provision with all other spaces having passive wiring to allow future charging point connection

**The RECOMMENDATION remains as set out in the First Supplementary Report**