

Subject : RE: R18/0186 - Brandon Stadium

recipient : Ella.Casey@rugby.gov.uk

Received date : 2022-10-19T12:06:21Z

Sender : Michael.Warren@rugby.gov.uk

Hello Ella

I have gone through the addendum but would need some additional details before I would recommend we use a compliance condition.

I have the following comments on the Ensafe consultants letter dated 1<sup>st</sup> July 2021 reference AC107085-1r0 re Coventry Stadium, Rugby Road (A428), Brandon.

The use of CadnaA calculation software for the proposed masterplan is acceptable. The noise break in criteria and recommended glazing/trickle ventilation details to control traffic noise are acceptable.

I do however have the following comments prior to being able to recommend this addendum to the original report be accepted for implementation.

With reference to BS8233:2014 section 7.7.3.2 I would expect external amenity areas to achieve the desirable level of  $50\text{dB}_{\text{L}_{\text{Aeq, Tr}}}$  rather than necessarily only the upper guideline value of  $55\text{dB}_{\text{L}_{\text{Aeq, Tr}}}$  unless specific reasons are provided to show only the higher level is achievable. A noise contour map showing predicted in external amenity areas is requested.

I note that the sports pitch is to be a 3G ATP pitch. This will need to be specifically assessed for predicted noise levels from sports use and I would expect noise mitigation measures to be designed into the construction. The assessment should consider  $L_{\text{AFmax}}$  values for shouts, whistles and impact noise in addition to the  $L_{\text{Aeq}}$  values normally considered. These would be provision of acoustic isolation mounts on fencing panels to prevent fence-ringing and no kickboards or kick targets to be fitted to the fencing. The assessment will need to consider existing and proposed receptors.

As you need to get this out today, although I need additional details would the following wording help you:

**Noise mitigation works**

The REC Noise Constraints Assessment Ref: AC103800-1R1 dated 13<sup>th</sup> October 2017 and Ensafe consultants letter dated 1<sup>st</sup> July 2021 reference AC107085-1r0 re Coventry Stadium, Rugby Road (A428), Brandon identified that acoustic mitigation works will be necessary for the development. Additional detail on acoustic assessment of the 3G pitch and external amenity areas shall be submitted in writing to and approved by the Local Planning Authority prior to any above ground works commencing. Regard shall be had to BS8233:2014. Any recommended works shall be completed prior to occupation of the development and shall be maintained thereafter. Reason: in the interests of residential amenity and to ensure the details are acceptable to the Local Planning Authority

Regards,

Michael Warren

Environmental Health Officer  
Commercial Regulation Team  
Regulation and Safety  
Rugby Borough Council  
**Tel:** 01788 533804  
**Mail:** [Michael.Warren@rugby.gov.uk](mailto:Michael.Warren@rugby.gov.uk)

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**From:** Ella Casey <Ella.Casey@rugby.gov.uk>  
**Sent:** 19 October 2022 10:46  
**To:** Michael Warren <Michael.Warren@rugby.gov.uk>  
**Cc:** Henry Biddington <Henry.Biddington@rugby.gov.uk>  
**Subject:** RE: R18/0186 - Brandon Stadium

Hi Michael,

Thanks for this. Ive just double checked the 2021 submission as the layout is now to be approved whereas in 2018 it was just the access. Due to this the masterplan is to be conditioned for approval now as well. The addendum reflects this. Would this change your condition to a compliance condition or does more detail still need to be submitted?

I will add the note to applicant.

Thanks,

Ella Casey

Senior Major Projects Officer  
Major Projects and Economic Development  
Growth and Investment  
Rugby Borough Council  
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**From:** Michael Warren <[Michael.Warren@rugby.gov.uk](mailto:Michael.Warren@rugby.gov.uk)>  
**Sent:** 19 October 2022 09:59  
**To:** Ella Casey <[Ella.Casey@rugby.gov.uk](mailto:Ella.Casey@rugby.gov.uk)>  
**Cc:** Henry Biddington <[Henry.Biddington@rugby.gov.uk](mailto:Henry.Biddington@rugby.gov.uk)>  
**Subject:** RE: R18/0186 - Brandon Stadium

Hi Ella

Draft noise condition for R18/0186 sorry for being so brief Ill be free to answer questions later on today (certainly after lunch!)

**Noise mitigation works**

The REC Noise Constraints Assessment Ref: AC103800-1R1 dated 13<sup>th</sup> October 2017 identified that acoustic mitigation works will be necessary for the development. Upon approval of the development masterplan recommendations for suitable acoustic mitigation works shall be submitted in writing to and approved by the Local Planning Authority prior to any above ground works commencing. Regard shall be had to the recommendations of the REC Noise Constraints Assessment Ref: AC103800-1R1 dated 13<sup>th</sup> October 2017 including comments in sections 3.2.2, 4.1.1 and 4.1.2. Regard may also be had to BS8233:2014 and BS4142:2014+A1: 2019, the World Health Organisation (WHO) Guidelines for Community Noise and the ProPG: Planning & Noise guidance May 2017 in development of the recommended acoustic mitigation. The acoustic mitigation works shall be designed to protect the occupants both inside their dwellings and the external amenity spaces, having regard to current guidance for the residential development. Any recommended works shall be completed prior to occupation of the development and shall be maintained thereafter.

Reason: in the interests of residential amenity and to ensure the details are acceptable to the Local Planning Authority

May I also suggest an informative note if it can be added of :

**Impacts from existing activities**

The development is adjacent to farmland in addition to the A428 Rugby Road to the south west of the site and will be subject to reasonable disturbance from noise, dust, odour, vibration and light associated with farming practices and traffic movements. These may at times extend into the night or early hours, such as harvest.

Regards,

Michael Warren

Environmental Health Officer  
Commercial Regulation Team  
Regulation and Safety  
Rugby Borough Council  
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**From:** Henry Biddington <[Henry.Biddington@rugby.gov.uk](mailto:Henry.Biddington@rugby.gov.uk)>  
**Sent:** 19 October 2022 09:03  
**To:** Michael Warren <[Michael.Warren@rugby.gov.uk](mailto:Michael.Warren@rugby.gov.uk)>  
**Subject:** FW: R18/0186 - Brandon Stadium

For 9:30 chat, sorry to drop this on you, hopefully I can bat it off but may need your thoughts.

Regards,

Henry Biddington

Environmental Health & Community Safety Manager  
Regulatory Services

Regulation and Safety  
Rugby Borough Council  
Tel: 01788 533607  
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**From:** Henry Biddington  
**Sent:** 17 October 2022 16:32  
**To:** Ella Casey <[Ella.Casey@rugby.gov.uk](mailto:Ella.Casey@rugby.gov.uk)>  
**Subject:** RE: R18/0186 - Brandon Stadium

Hi Ella

Yes that is correct unless subsequent contaminated land investigations have been submitted.

Also not sure if we can add further conditions but I would suggest that the standard Air Quality neutral condition is added. This came in after this application but as it is a major development it is required by the SPD as a minimum.

Under noise there should be a condition as per the consultation.

We would not normally apply the asbestos survey as a condition now as it is regulated by the HSE through other processes but I would include as an informative. Happy to discuss if you wanted a quick teams chat?

Regards,

Henry Biddington

Environmental Health & Community Safety Manager  
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Regulation and Safety  
Rugby Borough Council  
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**From:** Ella Casey <[Ella.Casey@rugby.gov.uk](mailto:Ella.Casey@rugby.gov.uk)>  
**Sent:** 17 October 2022 15:33  
**To:** Henry Biddington <[Henry.Biddington@rugby.gov.uk](mailto:Henry.Biddington@rugby.gov.uk)>  
**Subject:** R18/0186 - Brandon Stadium

Hi Henry,

I have taken over the above application from Erica and have been reviewing the report and conditions as it is due to be reported to Novembers planning committee. Am I right in that a-d under

contaminated land in your attached response are all conditions that need to be imposed? Currently there is only a construction management plan condition, contamination found later condition and asbestos condition.

If you could confirm this week that would be greatly appreciated.

Kind regards,  
Ella Casey

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Major Projects and Economic Development  
Growth and Investment  
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