

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

---

**From:** Kennedy.Nwokolo <Kennedy.Nwokolo@ashfield.gov.uk>

**Sent:** 03 February 2026 14:06

**To:** James.Carr <James.Carr@ashfield.gov.uk>

**Subject:** Ref: X/2026/0002 - EP Comments - 64-66 Outram Street, Sutton in Ashfield, Nottinghamshire

**Importance:** High

Hi James,

With regards to the above planning application, I am concerned that the proposed residential units would be exposed to significantly high levels of noise from commercial premises close by and traffic noise from Outram Road.

For the reason given above, I would have very serious concerns of detriment that will be caused to future occupiers of the proposed residential units due to noise.

If planning application is granted, I would recommend that the condition below is attached.

- A comprehensive noise assessment must be undertaken, assessing the site against the criteria contained within BS8233:2014, ProPG Guidance on Planning & Noise or any other relevant standards or guidance. The Survey shall be completed by a competent and suitably qualified acoustician and a report submitted for written approval by the LPA prior to the commencement of the development. Where the agreed Assessment indicates that mitigation works are required, a scheme must be submitted by the developer for approval, before the development commences. In all cases where windows are required to remain

closed in order to achieve the relevant noise targets, the mitigation scheme shall be accompanied by an overheating assessment in accordance with TM59. All agreed mitigation works, including a ventilation scheme where necessary, must be incorporated into the Development prior to its first occupation.

**Note to applicant:**

- If required, the ventilation arrangements shall ensure that appropriate air changes per hour, if necessary, using mechanical ventilation, is available on demand in all habitable rooms (to ensure thermal comfort).
- The scheme shall ensure that the LAmax does not exceed 45dB(A) on more than 10 occasions during any night-time period.

I have no AQ or contaminated land concerns and no other noise comments to make on the application regarding environmental protection at this time.

Kind Regards

Kennedy Nwokolo

Environmental Health Officer (Environmental Protection)  
Commercial and Environmental Protection  
Place and Communities

Ashfield District Council  
Urban Road  
Kirkby-in-Ashfield  
Nottinghamshire  
NG17 8DA

Tel: 01623 457865

email: [kennedy.nwokolo@ashfield.gov.uk](mailto:kennedy.nwokolo@ashfield.gov.uk)



