

Appendix 2 – Summary of applicants supporting information

Noise Impact Assessment (NIA) – The Noise Impact Assessment assesses the noise associated with the plant and equipment located within the Rosehill Resource Centre. The Centre contains a swimming pool with associated plant on the south façade of the building. Based on the predicted levels, fixed limits from BS8233:2014 will be met during the daytime in respect of the proposed residential units; however, they will exceed limits by 1.8dB during the night time. Mitigation measures are suggested as best being approached at source and to meet with BS8233:2014 and NR20 for night time. The mitigation suggested is an acoustic barrier, a minimum of 3.3m in height (equal height as the building) and which extends 2m further out in length. In order to ensure the acoustic integrity of the barrier, it is recommended that the barrier be imperforate, sealed at the base and junction to the building, and have a minimum surface/mass density of 10kg/m². The location of the barrier is indicated on a plan.

Scope of Works – Civil & Structural Engineering Design - this document offers an assessment in relation to the topography of the site, ground conditions, infiltration testing, natural receiving waters, existing sewers, development site area, drainage design strategy, surface water design, greenfield runoff rate, drainage modelling, foul drainage, highway design strategy and includes a design assessment form. The assessment findings indicate that the 0.47ha site is a flat greenfield site; the soils were found to be moderately permeable to very permeable and SuDS measures would be applicable; the development would be served by separate foul and surface water drainage arrangements; there were no natural receiving waters or ditches locally; the proposed drainage system has sufficient storage capacity to contain all storms up to the 200 year level without causing surface flooding within or outwith the site; the site roads are to be designed in accordance with Designing Streets and will be offered to Angus Council for adoption. The assessment form identifies the existing services within the eastern verge of Coronation Avenue to be a potential hazard. To reduce the hazard hand dug excavation will locate the services. The access road will initially rise up to maximise available cover to the services and it is possible some may require to be lowered or additional protective measures may be provided.

Ground Investigation Interpretative Report – the aim of this report was to assess the presence, type and extent of land contamination to characterise the ground conditions present at the site and to obtain data on ground conditions for geotechnical design purposes in support of the proposed residential development. The ground investigation comprised 2 hand dug pits to a depth of 1.2m below ground level (bgl), 3 cable percussive boreholes to a maximum depth of 10m bgl, 3 standpipe installations to 5m bgl for gas and groundwater monitoring, 2 soakaway tests, in-situ California Bearing Ratio (CBR) tests and collection of geotechnical and environmental samples for laboratory analyses. An analysis of the site geology and ground water conditions is provided and, in terms of environmental risk assessment, the report indicates no plausible risk to human health has been identified at the site. No significant risk is considered to be posed to the water environment from concentrations of metals detected within groundwater samples obtained from beneath the site. In relation to ground gas, no plausible risk to human health was identified. More general observations are made in relation to water supply pipes, waste disposal, subsurface concrete, car park design, soil infiltration/soakaways and ground dewatering. Further recommendations include appropriate Personal Protective Equipment (PPE) for contractors and appropriate hygiene measures for personnel involved in soil movement and construction works.