

## **Appendix A17.4: Noise Impacts on Committed Developments**

### **1 Introduction**

- 1.1 As stated in paragraph 17.4.53 of Chapter 17 (Noise and Vibration), an assessment of potential noise impacts on committed developments within the calculation area has been undertaken. Table 1 provides a list of all the committed developments that have been considered in this assessment, including the associated reference assigned in Chapter 8 (People Communities – Community and Private Assets), Appendix A8.4 (Development Land Assessment).
- 1.2 The proposals for the formation of vehicular access at Grianach House (planning application number 17/00417/FLL) and the erection of 3 units (class 4) (planning application number 14/01684/FLL) have not been included in this assessment because they are not considered to be noise sensitive committed developments
- 1.3 Committed Developments include extant planning applications that are consented, or yet to be determined, by the Perth & Kinross Council between October 2014 and valid up to and including October 2017.
- 1.4 Table 2 provides a summary of each of the committed developments and the percentage of the area that is predicted to fall within each noise contour band for the long-term assessment without the proposed scheme, i.e., Do-Minimum 2026 vs Do-Minimum 2041 at a height of 1.5m above the ground.
- 1.5 Table 3 provides a summary of each of the committed developments and the percentage of the area that is predicted to fall within each noise contour band for the short-term assessment with the proposed scheme, i.e. Do-Minimum 2026 vs Do-Something 2026 (with Mitigation) at a height of 1.5m above the ground.
- 1.6 Table 4 provides a summary of each of the committed developments and the percentage of the area that is predicted to fall within each noise contour band for the long-term assessment with the proposed scheme, i.e., Do-Minimum 2026 vs Do-Something 2041 (with Mitigation) at a height of 1.5m above the ground.
- 1.7 Finally, Table 5 provides a summary of significance of noise impact at each of the committed developments for: the long-term assessment without the proposed scheme; the short-term assessment with the proposed scheme; and the long-term assessment with the proposed scheme.

**Table 1: Committed Developments Considered in the Assessment**

Committed Development ID	Chapter 8: CPA Reference	Application Information				
		Planning Application Number	Address	Approximate Centre Point of Planning Application Boundary		Proposal Description
				Easting	Northing	
1	n/a	17/00287/FLL	43 Atholl Road, Pitlochry, Pitlochry, PH16 5BX	294072	758037	Part change of use from retail (Class 1) to guest house (Class 7)
2	n/a	17/01481/FLL	Land 60 Metres South West of Winterfell House, Donavoured	295813	757313	Erection of a dwellinghouse and formation of raised platform (revised design)
3	PA03	17/01384/FLL	Tigh Na Brae, Donavoured, Pitlochry, PH16 5JS	295802	756893	Demolition of a building and extension to dwelling/house
4	n/a	17/01392/FLL	Fonab Castle, Foss Road, Pitlochry, PH16 5ND	293535	757616	Siting of 3no. staff accommodation units and associated works (in part retrospect)
5	PA05	17/01172/FLL	Land 30 Metres North West of Grianach House, Croftinloan	295421	756742	Erection of a dwelling/house and garage
6	PA11	17/00072/FLL	Garry Bridge, Tenandry	291421	760990	Installation of a suspended platform
7	PA08	15/00608/FLL	Land 60 Metres West of Woodburn Ferry Road, Pitlochry	294040	757858	Erection of a dwellinghouse
8	PA01	15/01711/FLL	Land 30 Metres South East of Fuaran, East Haugh	295997	756209	Modification of permission 15/00540/FLL (Modification of permission 13/00483/FLL Erection of a dwellinghouse and formation of access) change of house type
9	PA10	15/02014/FLL	Land 60 Metres South of the Observatory, Armoury Road, Pitlochry	293548	7580112	Formation of access paths
10	PA06	15/00011/PAN	Land 300 Metres South East of Middleton of Fonab Cottages, Foss Road, Pitlochry	294268	757208	Proposed residential development
11	PA02	14/01805/FLL	Land 50 Metres North West of East Haugh House Hotel, East Haugh	295898	756300	Variation of condition 1 of permission 11/01374/IPL (Erection of three dwelling/houses (in principle)) to extend the time period for the commencement of development
12	n/a	15/01443/FLL	Land 40 Metres South East of Knockendarroch Hotel, Higher Oakfield, Pitlochry	294364	758173	Erection of dwellinghouse
13	PA09	15/01442/AML	Pitlochry Power Station, Port-Na-Craig Road, Pitlochry, PH16 5BF	293593	757939	Erection of a visitor centre and associated works (matters specified by conditions)

**Table 2: Change in Noise Level at Committed Developments in the Long-term without the Proposed Scheme**

Committed Development ID	Total Area of Committed Development (m <sup>2</sup> )	% of Area Subject to Change in Noise Level (m <sup>2</sup> )								
		Increase in Noise Level (dB)				No Change	Decrease in Noise Level (dB)			
		10.0+	5.0-9.9	3.0-4.9	0.1-2.9	0	0.1-2.9	3.0-4.9	5.0-9.9	10.0+
1	298	0.0	0.0	0.0	54.0	6.7	39.4	0.0	0.0	0.0
2	82	0.0	0.0	0.0	0.0	0.0	100.0	0.0	0.0	0.0
3	2459	0.0	0.0	0.0	0.0	0.0	100.0	0.0	0.0	0.0
4	6408	0.0	0.0	0.0	0.0	0.0	100.0	0.0	0.0	0.0
5	1226	0.0	0.0	0.0	0.0	0.0	100.0	0.0	0.0	0.0
6	2214	0.0	0.0	0.0	0.0	0.0	67.4	32.6	0.0	0.0
7	2860	0.0	0.0	0.0	0.0	0.0	100.0	0.0	0.0	0.0
8	2105	0.0	0.0	0.0	0.0	0.0	97.0	3.0	0.0	0.0
9	8969	0.0	0.0	0.0	0.0	0.0	100.0	0.0	0.0	0.0
10	52851	0.0	0.0	0.0	0.0	0.0	100.0	0.0	0.0	0.0
11	3022	0.0	0.0	0.0	0.0	0.0	100.0	0.0	0.0	0.0
12	1176	0.0	0.0	0.0	0.0	0.0	100.0	0.0	0.0	0.0
13	4357	0.0	0.0	0.0	0.0	0.0	100.0	0.0	0.0	0.0

**Table 3: Change in Noise Level at Committed Developments in the Short-term with the Proposed Scheme (with Mitigation)**

Committed Development ID	Total Area of Committed Development (m <sup>2</sup> )	% of Area Subject to Change in Noise Level (m <sup>2</sup> )								
		Increase in Noise Level (dB)				No Change	Decrease in Noise Level (dB)			
		5.0+	3.0-4.9	1.0-2.9	0.1-0.9	0	0.1-0.9	-1.0-2.9	3.0-4.9	5.0+
1	298	0.0	0.0	0.0	89.2	4.7	6.0	0.0	0.0	0.0
2	82	0.0	0.0	0.0	0.0	0.0	100.0	0.0	0.0	0.0
3	2459	0.0	0.0	0.0	0.0	0.0	99.9	0.1	0.0	0.0
4	6408	0.5	0.4	3.7	59.8	8.8	26.5	0.3	0.0	0.0
5	1226	0.0	0.0	0.0	0.0	0.0	89.7	10.3	0.0	0.0
6	2214	0.0	0.0	98.9	1.1	0.0	0.0	0.0	0.0	0.0
7	2860	0.0	0.0	0.0	85.6	7.0	7.4	0.0	0.0	0.0
8	2105	0.0	0.0	0.0	0.0	0.0	7.2	92.8	0.0	0.0
9	8969	0.0	0.0	0.0	0.0	0.0	29.1	70.9	0.0	0.0
10	52851	0.0	0.0	0.0	13.1	13.8	54.6	15.6	2.8	0.0
11	3022	0.0	0.0	0.0	53.8	9.8	35.1	1.4	0.0	0.0
12	1176	0.0	0.0	0.0	32.7	19.6	47.7	0.0	0.0	0.0
13	4357	0.0	0.0	0.0	0.0	0.0	66.5	33.5	0.0	0.0

**Table 4: Change in Noise Level at Committed Developments in the Long-term with the Proposed Scheme (with Mitigation)**

Committed Development ID	Total Area of Committed Development (m <sup>2</sup> )	% of Area Subject to Change in Noise Level (m <sup>2</sup> )								
		Increase in Noise Level (dB)				No Change	Decrease in Noise Level (dB)			
		10.0+	5.0-9.9	3.0-4.9	0.1-2.9	0	0.1-2.9	3.0-4.9	5.0-9.9	10.0+
1	298	0.0	0.0	0.0	100.0	0.0	0.0	0.0	0.0	0.0
2	82	0.0	0.0	0.0	0.0	0.0	100.0	0.0	0.0	0.0
3	2459	0.0	0.0	0.0	0.0	0.0	100.0	0.0	0.0	0.0
4	6408	0.0	0.5	0.4	79.4	7.1	12.6	0.0	0.0	0.0
5	1226	0.0	0.0	0.0	0.0	0.0	100.0	0.0	0.0	0.0
6	2214	0.0	0.0	0.0	0.0	0.0	100.0	0.0	0.0	0.0
7	2860	0.0	0.0	0.0	98.7	1.3	0.0	0.0	0.0	0.0
8	2105	0.0	0.0	0.0	0.0	0.0	100.0	0.0	0.0	0.0
9	8969	0.0	0.0	0.0	0.0	0.0	100.0	0.0	0.0	0.0
10	52851	0.0	0.0	0.0	36.1	5.9	55.8	2.1	0.0	0.0
11	3022	0.0	0.0	0.0	97.8	0.2	2.0	0.0	0.0	0.0
12	1176	0.0	0.0	0.0	88.2	8.0	3.8	0.0	0.0	0.0
13	4357	0.0	0.0	0.0	0.0	0.0	100.0	0.0	0.0	0.0

**Table 5: Summary of Significance of Impacts at Committed Developments**

Committed Development ID	Sensitivity of Committed Development	Significance of Noise Impact		
		Long-term Assessment without the Proposed Scheme	Short-term Assessment with the Proposed Scheme	Long-term Assessment with the Proposed Scheme
1	High	54.0% <b>Slight Adverse</b> 6.7% <b>Neutral</b> 39.4% <b>Slight Beneficial</b>	89.2% <b>Slight Adverse</b> 4.7% <b>Neutral</b> 6.0% <b>Slight Beneficial</b>	100.0% <b>Slight Adverse</b>
2	High	100.0% <b>Slight Beneficial</b>	100.0% <b>Slight Beneficial</b>	100.0% <b>Slight Beneficial</b>
3	High	100.0% <b>Slight Beneficial</b>	99.9% <b>Slight Beneficial</b> 0.1% <b>Slight/Moderate Beneficial</b>	100.0% <b>Slight Beneficial</b>
4	High	100.0% <b>Slight Beneficial</b>	0.5% <b>Large/Very Large Adverse</b> 0.4% <b>Moderate/Large Adverse</b> 3.7% <b>Slight/Moderate Adverse</b> 59.8% <b>Slight Adverse</b> 8.8% <b>Neutral</b> 26.5% <b>Slight Beneficial</b> 0.3% <b>Slight/Moderate Adverse</b>	0.5% <b>Moderate/Large Adverse</b> 0.4% <b>Slight/Moderate Adverse</b> 79.4% <b>Slight Adverse</b> 7.1% <b>Slight Beneficial</b> 12.6% <b>Slight/Moderate Beneficial</b>
5	High	100.0% <b>Slight Beneficial</b>	89.7% <b>Slight Beneficial</b> 10.3% <b>Slight/Moderate Beneficial</b>	100.0% <b>Slight Beneficial</b>
6	Medium	67.4% <b>Neutral/Slight Beneficial</b> 32.6% <b>Slight Beneficial</b>	98.9% <b>Slight Adverse</b> 1.1% <b>Neutral/Slight Adverse</b>	100.0% <b>Slight Beneficial</b>
7	High	100.0% <b>Slight Beneficial</b>	85.6% <b>Slight Adverse</b> 7.0% <b>Neutral</b> 7.4% <b>Slight Beneficial</b>	98.7% <b>Slight Adverse</b> 1.3% <b>Neutral</b>
8	High	97.0% <b>Slight Beneficial</b> 3.0% <b>Slight/Moderate Beneficial</b>	7.2% <b>Slight Beneficial</b> 92.8% <b>Slight/Moderate Beneficial</b>	100.0% <b>Slight Beneficial</b>
9	Medium	100.0% <b>Neutral/Slight Beneficial</b>	29.1% <b>Neutral/Slight Beneficial</b> 70.9% <b>Slight Beneficial</b>	100.0% <b>Slight Beneficial</b>
10	High	100.0% <b>Slight Beneficial</b>	13.1% <b>Slight Adverse</b> 13.8% <b>Neutral</b> 54.6% <b>Slight Beneficial</b> 15.6% <b>Slight/Moderate Beneficial</b> 2.8% <b>Moderate/Large Beneficial</b>	36.1% <b>Slight Adverse</b> 5.9% <b>Neutral</b> 55.8% <b>Slight Beneficial</b> 2.1% <b>Slight/Moderate Beneficial</b>
11	High	100.0% <b>Slight Beneficial</b>	53.8% <b>Slight Adverse</b> 9.8% <b>Neutral</b> 35.1% <b>Slight Beneficial</b> 1.4% <b>Slight/Moderate Beneficial</b>	97.8% <b>Slight Adverse</b> 0.2% <b>Neutral</b> 2.0% <b>Slight Beneficial</b>

Committed Development ID	Sensitivity of Committed Development	Significance of Noise Impact		
		Long-term Assessment without the Proposed Scheme	Short-term Assessment with the Proposed Scheme	Long-term Assessment with the Proposed Scheme
12	High	100.0% <b>Slight Beneficial</b>	32.7% <b>Slight Adverse</b> 19.6% <b>Neutral</b> 47.7% <b>Slight Beneficial</b>	88.2% <b>Slight Adverse</b> 8.0% <b>No Change</b> 3.8% <b>Slight Beneficial</b>
13	Medium	100.0% <b>Neutral/Slight Beneficial</b>	66.5% <b>Neutral/Slight Beneficial</b> 33.5% <b>Slight Beneficial</b>	100.0% <b>Neutral/Slight Beneficial</b>