

Dear Planning Team,

I have reviewed the additional information submitted in support of the above application.

An updated noise assessment has prepared by *Mayer Brown and ref:*

5939_FHDunsburyWay(N).9-Rev1, dated 4th August 2022. The assessment considered noise requirement imposed by condition 10 (Pre-occupancy sound insulation requirement)

Pursuant to the Outline application approved under planning ref: APP/18/01109 The report considered environmental noise affecting the internal and external areas in the context of glazing arrangement and ventilation requirement and how noise will be mitigated prior to first occupation of the dwelling units.

The design mitigation measures are quoted for combination of glazing configuration and ventilation requirements in areas where exceedance are predicted to achieve the desired noise levels, however no product details are known at this present time. Our previous consultation response in relation to noise alluded to the fact there will be a passenger lift within the building and raised concerns as to potential structure borne vibration and requirement for anti-vibration measures. It doesn't appear to me that this has been considered in the updated version of the report. Also, there is no mention of the level of noise exposed to future occupiers in the external amenity areas. We expect that this noise mitigation measures should have been considered in the updated noise report.

Whilst the processes and guidance used by Mayer Brown is acceptable, we are unable to prove that condition 10 has been fully complied until the applicant has fully demonstrated that antivibration measures for the passenger lift has been fully implemented and effective. In addition to that, the report should demonstrate that the external noise levels within the curtilage of residential units and amenity areas for the site will conform to the "Design criteria for external noise" upper guideline value of 55 dB LAeq,T and preferably with the desired LAeq,T level of 50 dB as specified in section 7.7.3.2 of BS 8233:2014 are met with the current mitigation strategy.

For any further details, please do not hesitate to contact me.

Kind Regards

Chima Umunnakwe
Environmental Health