

I have reviewed the second acoustic report by airtight & noise check limited job number 17352B, detailing the site, there has been improvements in the assessment on the noise from the plant and the noise from the road noise. The conclusion of the report is that noise will be a factor and a range of Measures are required to be installed, to ensure that an adequate noise environment can be built for the flats. The acoustic report provides options however, it has not confirmed the full scheme that is going to be installed. Therefore, I recommend that the following condition is attached to the planning permission:

Before construction commences, a detailed written scheme shall be provided, to the planning authority confirming the noise protection measures to be installed in the flat,. The scheme must show compliances with BS8223:2014. Before first occupation occurs, post validations testing must be submitted in writing, for written approval by the local planning authority.

I would highlight that the proposed noise control measures will include limited ventilation on the front façade of the flats. The fresh air is provided by Trickle Ventilation or Force ventilation system (with a summer bypass facility). In providing ventilation in this way, these are the least desirable solutions for future occupiers.

The assessment of the noise environmental at the rear of the development (western Façade) is currently satisfactory with only noise coming Koop & Craft restaurant plant. Please be mindful that with Planning class E adjacent sites these can be converted to restaurant or cafes without requiring change of use of planning permission, this may lead to more noise and odour issues impacting the proposed flats



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