Thank you for consulting the Environmental Protection Team on this application. Please note these comments relate to the impacts of noise from commercial premises on the intended occupiers of the development consisting of 3 self-contained flats at first floor level above existing commercial premises.

We note the presence of what appears to be existing air conditioning plant on the north elevation. These appear to be depicted on the 'existing' elevation plans, although existing plant just above the flat roof does not appear to be shown. However, we note the absence of any plant on the 'proposed' elevations. As such, confirmation should be sought from the applicant that it is their intention to remove all existing external plant. The presence of plant may cause noise issues at the proposed flats, especially during the evening, night-time and during the early morning when background noise levels are lower. Tonal noise may be particularly problematic and may give rise to annoyance in the proposed kitchen/sitting room areas when windows are open for ventilation. Any plant to remain should be enclosed, and anti-vibration mounted to control noise emissions.

The existing commercial uses on the ground floor (currently a charity shop and card shop) are unlikely to give rise to noise problems at first floor level. However, it is possible that any permitted change of use at ground floor level could give rise to noise and odour problems where the shops are converted to takeaways/restaurants for example. For this reason, we recommend that a high standard of sound insulation is installed between the ground and first floor to control airborne and structure borne noise,

Prior to commencement of the development the applicant shall provide a scheme to the Local Planning Authority for its written approval detailing sound transmission reduction measures to be installed between the ground floor and the first floor flats. The scheme shall be designed to provide a minimum value of 50 dB DnTw+Ctr for airborne sound insulation, and a maximum value of 64 dB L'nTw for impact sound insulation.

Regards

Helen Le-Vallee, MCIEH
Environmental Health Officer