

Planning Application Reference: APP/26/00100

Description: Discharge of Conditions 4, 5, 6, 7, 8 of APP/25/00096

Location: 81 London Road, Waterloo, PO7 7ER

Conditions 4 & 5

The Vine Acoustics Noise Impact Assessment (dated 22 September 2025) has been reviewed.

The environmental noise survey methodology and results are acceptable, and the indicative mitigation measures presented (e.g., example glazing performance and possible ventilation solutions) demonstrate that compliance with the relevant internal noise criteria would be achievable in principle. However, the submitted information does not meet the requirements of the conditions.

Condition 4 - Noise Impact Assessment and Acoustic Design

The condition requires submission of details of the acoustic design measures that shall be incorporated into the development.

The report does not provide the required committed design information:

- Section 9.6 of the report explicitly states that “the proposed windows to be used is unknown” and only suggests glazing units that could achieve the required performance. No glazing product, configuration or minimum performance standard has been adopted for the development.
- The ventilation element of the acoustic design is presented as a choice of options (e.g., acoustic wall mounted ventilators, acoustic trickle vents), with no confirmation of which system will be installed, no airflow data, and no façade specific strategy.
- As such, the assessment does not set out the acoustic design measures to be incorporated, as required by the condition.

Accordingly, the submitted information is not sufficient to discharge Condition 4.

Condition 5 - Glazing, ventilation and cooling strategy specification

The requirements of Condition 5 are substantially comparable to those of Condition 4, in that they require the applicant to submit details of the proposed glazing, ventilation and cooling strategy, supported by performance data and demonstrating compliance with BS 8233:2014 and Building Regulations ventilation/overheating requirements.

The report does not provide:

- confirmed glazing specification,
- adopted ventilation or cooling strategy,
- performance data for the systems to be installed.

Therefore, the submission does not meet the requirements of Condition 5.

To discharge Conditions 4 and 5, the applicant must submit specific, committed design details, including:

- Glazing specification for each façade/room type, with minimum sound reduction performance (Rw/Rw+Ctr).
- Ventilation strategy (e.g., specific acoustic trickle vent model, MVHR/MEV, or acoustic wall ventilator), including airflow rates and acoustic performance data.
- Cooling/overheating strategy, where required.
- Confirmation that the adopted design achieves the internal noise criteria of BS 8233:2014 and maintains compliance with ADF and ADO.

Condition 6 - Construction Management Plan (CMP)

The Construction Management Plan (dated January 2026) has been reviewed.

The requirements of the condition have broadly been met; however, details of measures to manage dust and are rather brief. It is requested that the CMP is amended to commit to implementing the following:

Dust control measures

- Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken.
- Make the complaints log available to the local authority when asked.
- Record any exceptional incidents that cause dust and/or air emissions, either on- or off-site, and the action taken to resolve the situation in the log book.

Noise control measures

- Avoid unnecessary revving of engines and switch off equipment when not required.
- Use rubber linings in, for example, chutes and dumpers to reduce impact noise.
- Minimize drop height of materials.
- Start up plant and vehicles sequentially rather than all together.
- Use all plant and equipment only for tasks for which it has been designed for.

Condition 7 - Construction Method Statement (CMS)

The CMS (dated January 2026) has been reviewed.

The submitted information broadly complies with the requirements of the condition, however further information is required to include plant and equipment to be used for demolition to ensure that methods minimise dust and noise emissions e.g., prohibiting impact demolition methods such as the use of demolition balls and hydraulic breakers, utilising hydraulic shears, pulverisers etc. instead.

Kind regards,

Craig Milligan

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