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Eastleigh Borough Council
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Sent Electronically only via the planning portal.

Friday, 14 April 2023

**Discharge of conditions 12 and 13 of full planning permission F/19/86233
Land to the North and East of Boorley Green, Winchester Road, Botley, SO32 2UA**

Tetra Tech Planning have been instructed to submit a discharge of conditions application on behalf of Vistry Group. Full planning permission was approved 27th May 2021 for the demolition of existing buildings and dwelling with the construction of a mixed use retail and residential development comprising an A1 retail convenience store and flexible retail floorspace (A1 and A2 Use Class), and 67 residential units (C3 Use Class) with associated access, parking, landscaping, drainage, and ancillary infrastructure including pedestrian and cycle links.

We set out below the information submitted in relation to conditions 12 and 13 which we are seeking to discharge in full.

Condition 12 – Entertainment Noise

‘Prior to development above slab level of Blocks B, D and E, details of the measures to be incorporated into the building design to protect against the ingress of entertainment noise from current and future activities at Botley Park Hotel shall be submitted to and approved in writing by the Local Planning Authority. The measures shall include sufficient sound insulation and provision of mechanical ventilation for habitable rooms, with the aim of achieving internal entertainment noise levels from the Botley Park Hotel not exceeding any of the following criteria:

- *45dB Leq, 63Hz 5 minutes*
- *28dB Leq, 125Hz, 5 minutes*
- *20dBA LAeq, 1 minute*

The ventilation system shall be designed to achieve noise conditioning to mask residual entertainment noise ingress and counteract the risks of neighbour noise nuisance. Prior to the first occupation of any residential unit within Blocks B, D and E, the approved measures shall be implemented, and written confirmation shall be provided to the Local Planning Authority by a competent acoustic consultant that the approved measures have been implemented satisfactorily. The approved measures shall be thereafter retained and maintained.’

Report accompanying application:**L1424.1 V2 - Entertainment Noise**

The acoustic performance of the proposed external wall when compared against the requirement of each octave band shows that for 63Hz the maximum internal noise level required is 45dB Leq and the predicted internal noise level will be 36dB Leq; at 125Hz the maximum internal noise level required is 28dB Leq and the predicted internal noise level will be 17dB Leq. Both levels are within acceptable limits.

Based on this information, it is requested that condition 12 is fully discharged in respect of the details relating to Boorley Gateway application reference: F/19/86233.

Condition 13 – Residential Noise

‘Excepting Blocks B, D and E, prior to the development above slab level of buildings containing residential units marked as Zone A and Zone B in Figure 4 of the 24Acoustics report: R7472-1 Rev 2 Date: 12 June 2020, details of measures to sound insulate and ventilate habitable rooms with fenestration located in the zoned areas, shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented prior to the first occupation of each residential unit and thereafter retained and maintained.’

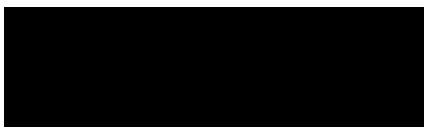
Report accompanying application:**L1424.2 V2 - Zoned Fenestration Assessment**

The accompanying fenestration assessment states that the glazing and ventilation types for zones A and B are detailed in table 9 of the accompanying Zoned Fenestration Assessment.

Based on this information, it is requested that condition 13 is fully discharged in respect of the details relating to Boorley Gateway application reference: F/19/86233.

I look forward to receiving confirmation that the application has been received and registered at your earliest convenience. Should you have any questions or wish to discuss, please do not hesitate to contact me on 07970 638 165 or by email at debra.higginbotham@tetrattech.com.

Yours sincerely



Debra Higginbotham

Planning Assistant

Tetra Tech Limited.