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Planning Department
Eastleigh Borough
Council

Sent Electronically only

3rd November 2023

Discharge of conditions 12 of full planning permission F/19/86233

Land to the North and East of Boorley Green, Winchester Road, Botley, SO32 2UA

We are submitting the information below in relation to application ref: DC/23/95159 - conditions 12. A response dated 20th October 2023 addressed the issues raised and discussed at the meeting with the EHO on 11th October 2023.

This note is an addendum to that response.

Condition 12 – Entertainment Noise

States:

‘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.’

Response –

The planning condition, as stated above, does not specify or require any particular level of air flow or ventilation to be achieved. Nonetheless, our ventilation specialist has reviewed the information once again and whilst taking plot 1042 in Block B as an example, has confirmed that the current designs

and indicated flow rates comply with Approved Document F, which require 13litres/sec based on a floor area of 58m².

It is possible to increase the speed of each fan installed to a level of 35litres/sec which, if based on the same floor area, would equate to an increase of 169% above building regulations compliance. This in turn would achieve an air change rate of 2.19 ach across the whole dwelling - (flow rate divided by volume = air change rate).

We trust that this shows a significant betterment on the rate achieved at building regulations level and will enable this condition to now be discharged.