

Subject: FW: Queens View comments on updated Noise report - app ref. F/23/96224

Hello Rebecca

I have reviewed the updated noise impact assessment report by Venta, ref: VA4894.231127.NIA2, dated 28.11.23, regarding the above application.

This updated report concludes that the development will be suitable and will not experience significant adverse noise impact. This is based on a number of factors:

- The Class E being restricted to shop use only and being occupied by the current tenant
- Delivery times and frequency remaining as present- see Section 6 of the report
- One waste collection per fortnight, after 0700hrs- see Section 6 of the report
- Changes to the internal layout are not proposed however to mitigate noise transfer between the uses and within the residential area it is proposed for:
 - the floor between the shop and first floor level to provide an airborne sound insulation performance to be 5dB better than Building Regulation requirements, which would be expected to suitably control noise from the shop to the apartments, and,
 - the wall between the store and ground floor apartment, it is recommended that this party construction provides a performance of 10dB better than building regulations, and is independently lined, or of a cavity construction to decouple the two sides of the wall, and
 - noise sensitive rooms (bedrooms/living rooms) located next to corridors or stairways uprated, to a performance 5dB better than Building Regulations to provide a higher level of acoustic separation between these specific areas.
- plant specific sound levels (non tonal) not be exceeded at the most affected noise sensitive receivers of, 0700-2300 24 dBA, and 23:00 – 07:00 23 dBA.

On the basis that the use class and operations can be restricted as outlined above we would not object to the proposal provided that the recommendations as above are applied, and that the plant noise requirement be replaced as follows:

- The total sound rating level $L_{Ar,Tr}$, (As defined in BS4142) arising from fixed plant and machinery, serving the shop, not to exceed, 24 dB 0700-2300, and 23 dB 23:00 – 07:00, at the most affected noise sensitive receivers.

However, should it not be possible to restrict the use as indicated, we would have concerns that other uses within Class E can generate higher levels of noise, and odour, which would not be addressed adequately by the proposals above.

In such circumstances it may then be appropriate to require conditions that:

1. Restrict opening / operating times,
2. Restrict delivery and collection times,
3. Restrict the Gym /Leisure use
4. Set internal noise standards* to protect against excessive noise and vibration generated within the other permitted Class E uses adversely impacting upon the dwellings (compliance with which may require additional works to increase noise insulation levels between the Class E use and the dwellings).
5. Where a gym or other fitness use is operating then a noise management plan should be required.
6. Amend the wording of the plant noise requirements to refer to Class E use.

Regards

Neil

Note * – Likely form of conditions to achieve this.

1. Noise generated by the proposed new development (including noise from general operations, Gym equipment, new plant and equipment, amplified sound, music etc.) in terms of LAeq, 5minutes should be demonstrated to be 10 dB below the existing background noise level measured in terms of LA90, 5minutes inside the proposed residential dwellings. The background noise level used in the assessment should be representative of the most sensitive times (quietest) at which the new development is in operation (and generating noise).
2. Maximum noise levels generated by the proposed new development in terms of Leq / Lmax,F should be demonstrated not to exceed the NR 15 / NR 20 curve respectively inside the existing residential dwellings. This includes noise from all sources (including amplified sound, music, impact noise from Gym activities, activities in the retail unit). This is based on the assumption that existing background noise levels in the properties during the most sensitive periods are approximately NR 25 (approximately equivalent to 30 dB LAeq).
3. For music noise, the received music noise level in the residential habitable spaces should be demonstrated to be 10 dB below the existing ambient and maximum noise levels in the residential habitable spaces when music is not playing, at the quietest time of day and night, measured over a period of 5 minutes and in the indices of Leq and LFMax in the octave bands 63 Hz and 125 Hz; The overall music noise level in terms of LAeq, 5minutes should be at least 10 dB below the existing background noise level in terms of dB LA90, 5minutes.

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