

Subject: FW: DC/26/101276 - SEAFIRE HOUSE, SOUTH POINT, ENSIGN WAY, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4FJ - Discharge Conditions 2(b) and 3 (Noise Assessment)

Attachments: Acoustic Screen Quotation - approved for Condition 2a.pdf

Sent: 27 April 2026 16:50

Subject: DC/26/101276 - SEAFIRE HOUSE, SOUTH POINT, ENSIGN WAY, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4FJ - Discharge Conditions 2(b) and 3 (Noise Assessment)

Good afternoon Rebecca,

Thank you for consulting the Pollution Team on the application reference DC/26/101276 discharge of Conditions 2(b) and 3 (Noise Assessment) of permission ref. PN/25/99086 related to change of use of Class E office floor space to 4 x residential flats (Class C3) under Part 3, Class MA of the General Permitted Development Order at SEAFIRE HOUSE, SOUTH POINT, ENSIGN WAY, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4FJ.

Condition 2(b)

"Prior to occupation of the development, the acoustic enclosure shall be installed in accordance with the approved details and updated noise measurements shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that the existing noise levels at the site façade achieves acceptable noise criteria from British Standard 4142:2014+A1:2019, as set out in the Environmental Noise Impact Assessment prepared by Sound Advice Acoustics Ltd, ref. SA-8025, April 2025."

Condition 3

"Prior to first occupation of the development hereby approved, a post completion noise assessment shall be carried out by a suitably qualified acoustic consultant and submitted to and approved in writing by the Local Planning Authority, to demonstrate that the glazing and ventilation (MVHR) solutions set out in the Environmental Noise Impact Assessment report prepared by Sound Advice Acoustics Ltd, ref. SA-8025, April 2025, achieve the noise criteria specified in the report."

The original noise report, dated April 2025 and prepared by Sound Advice Acoustics, proposed several potential mitigation measures. These included either revising the site layout so that no bedrooms faced the plant area, or retaining the layout and mitigating noise from the external plant room by installing a 3.0m-high acoustic screen around the plant, as set out on page 39 of the report.

I have reviewed the subsequent report, *Environmental Noise Impact Assessment Compliance Test* (Ref: SA-8379, April 2026), also prepared by Sound Advice Acoustics. This confirms that the latter option was chosen: to mitigate the external plant room while retaining the same internal layout, including a bedroom that continues to face the plant area (see Section 4.2, page 9).

Section 3.2 states that, following installation of the acoustic screen around the CooperVision external plant area, a noise level of 49.1 dB(A) was measured at a distance of 1 metre. A noise model was then developed, predicting a plant noise level of 39 dB(A) at the building façade. However, the report does not clarify whether this predicted façade level relates to ground-floor or first-floor level.

The report then presents an assessment in accordance with BS 4142:2014+A1:2019, including a +2 dB correction for tonality. This concludes that the plant would have a "Low Impact," with rating levels calculated to be 4 dB below the daytime background level and 3 dB below the nighttime background level.

However, during a site visit on Wednesday morning (22nd April 2026), I undertook my own noise measurements at a position 1 metre from the plant, at the furthest point from the enclosure opening. Using a shortened measurement period between traffic movements to minimise background noise influence, consistent with the methodology adopted in the report I recorded noise levels between 56 dB(A) and 58 dB(A). If these measured levels are used in a BS 4142 assessment, the outcome would be materially different and could indicate a significantly greater impact than that reported.

The original report in point 12.5.1 states *"Install a 3.0m high acoustic screen around the plant. This should be continuous in length and be sealed to the floor with no gaps and have a minimum density of 14kg/m²"*

The acoustic screen as installed does not appear to comply fully with this specification. In particular, there is a substantial gap adjacent to the building.



I accept the internal assessment following BS 8233: 2014.

Conditions 2(b) and 3 should not be discharged until further information is received.

Thank you

Andre

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