

## Morris, Rachael

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**From:** Pires, Andre  
**Sent:** 20 August 2026 11:17  
**To:** Morris, Rachael  
**Subject:** RE: 55-57 Market St, Eastleigh

Good morning Rachel,

Thank you for your email

I have reviewed the noise report prepared by Ian Sharland, dated 17 August 2026, reference M6091, titled *55–57 Market Street*.

A noise survey was undertaken, including monitoring at two locations on either side of the site, for an appropriate duration. An assessment of the internal sound insulation between the ground and first floors has also been undertaken.

The noise assessment considers the existing extract ventilation plant associated with the neighbouring Subway premises and its potential impact on the proposed rear flat.

The report proposes mitigation measures in relation to glazing and ventilation, as detailed in Table 5.2. It also proposes mitigation measures for the Subway extract plant. However, as this plant is associated with a third-party premises and does not form part of the application scheme, we cannot rely on mitigation measures being implemented by a third party as part of this development. The assessment should therefore consider the existing plant in its current condition. For this reason, the enhanced mitigation measures referred to in paragraph 5.7 should be incorporated into the rear flat.

The proposals will not be able to achieve the required noise levels with windows open following Approved Document O. Paragraph 6.6 of the report recommends the installation of a mechanical ventilation with heat recovery (MVHR) system to both apartments as a potential solution. With regard to internal sound insulation, the assessment concludes that the existing separating floor does not achieve the minimum sound insulation requirements of Approved Document E of the Building Regulations. The report therefore proposes remedial measures to improve the performance of the existing floor. An enhanced party wall construction is also recommended, as set out in paragraph 8.2.

I am satisfied with the findings and recommendations of the noise assessment, subject to the requirement that the development is capable of achieving the relevant noise criteria within the application site itself and does not rely upon mitigation measures being implemented to a third-party property.

I would therefore suggest that two planning conditions are imposed. The first should require the development to be constructed in accordance with the noise mitigation measures and recommendations identified within the approved noise report. The second should require a post-completion noise and sound insulation assessment, undertaken by a suitably qualified and competent acoustic consultant, to verify that the development has been constructed in accordance with the approved noise assessment and that the relevant noise criteria have been achieved. Examples of the proposed conditions are provided below. Please amend them as you consider appropriate.

- *The development shall be constructed and operated in accordance with the noise mitigation measures and recommendations identified within the submitted Noise Assessment Ian Sharland*

*noise report dated 17 August 2026 reference M6091 titled 55 - 57 Market Street. The approved noise mitigation measures shall be implemented in full prior to the occupation/use of the development and shall thereafter be retained and maintained for the lifetime of the development*

- **Post-Construction Noise Assessment**

*Prior to the first occupation of the development, a post-construction noise assessment shall be undertaken by a suitably qualified, experienced and competent acoustic consultant to verify that the development has been constructed and operates in accordance with the noise mitigation measures and noise performance requirements identified within the approved Noise Assessment Ian Sharland noise report dated 17 August 2026 reference M6091 titled 55 - 57 Market Street. The assessment shall include a noise survey and be undertaken within 6 of completion of the relevant works and the findings shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development.*

*The post-construction noise assessment report shall identify any measures necessary to achieve compliance with the approved noise criteria. Where the assessment identifies that the required noise or sound insulation standards have not been achieved, appropriate remedial measures shall be implemented and further testing undertaken by a suitably qualified, experienced and competent acoustic consultant to demonstrate compliance prior to occupation of the affected part of the development.*

**Note for the developer - Where the noise consultant has identified a mitigation measure or made a recommendation within the approved noise assessment, this should be treated as a requirement of the development and not merely a suggestion.**

Thank you

Andre

**Andre Pires**

**Pollution Control Manager**

Planning & Environment - Pollution

**Ext.: 8812**

**Mobile: 07795985497**

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**From:** Morris, Rachael <Rachael.Morris@eastleigh.gov.uk>

**Sent:** 18 August 2026 12:54

**To:** Pires, Andre <Andre.Pires@eastleigh.gov.uk>

**Subject:** FW: 55-57 Market St, Eastleigh

Hi Andre,

Please see the requested noise report for PN/26/101581 for your review.

Please let me know of your comments.

Thank you,  
Rachael

**Rachael Morris**

**Senior Planning Officer**

Planning & Environment - Planning/Development Management

**Ext.: 8463**



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**From:** Rob Wiles <[rob@kodearchitecture.co.uk](mailto:rob@kodearchitecture.co.uk)>

**Sent:** 18 August 2026 12:46

**To:** Morris, Rachael <[Rachael.Morris@eastleigh.gov.uk](mailto:Rachael.Morris@eastleigh.gov.uk)>

**Subject:** Fwd: 55-57 Market St, Eastleigh

Hi Rachael

The noise consultant has just sent the report - see attached.

Kind regards

Rob

Begin forwarded message:

**From:** <[richard@iansharland.co.uk](mailto:richard@iansharland.co.uk)>

**Subject:** RE: 55-57 Market St, Eastleigh

**Date:** 18 August 2026 at 12:38:42 BST

**To:** "zeeshan bajar" <[zeeshanbajar@outlook.com](mailto:zeeshanbajar@outlook.com)>, "Rob Wiles" <[rob@kodearchitecture.co.uk](mailto:rob@kodearchitecture.co.uk)>

Morning both, please find attached copy of our assessment of the noise impacts at Market Street.

Please review at your convenience and come back to me with any comments or queries. I am travelling this afternoon, but should be in the office from 8.30 tomorrow morning.

With kind regards

Richard

**Richard Sharland** MA MSc CEng MIOA

Director

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