

Altman, Rebecca

Subject: FW: Pollution: PN/23/96620 111 WINCHESTER ROAD, CHANDLER'S FORD - change of use of the rear first floor from Class E (commercial) to 6 flats (Use Class C3)

Sent: Friday, February 2, 2024 4:33 PM

Subject: Pollution: PN/23/96620 111 WINCHESTER ROAD, CHANDLER'S FORD - change of use of the rear first floor from Class E (commercial) to 6 flats (Use Class C3)

Rebecca

Thank you for consulting us on the above application, we note that the proposal is to convert part of the first floor area of the supermarket to residential use. Situating a noise sensitive use above and adjacent to commercial uses will give rise to potential impacts on the noise sensitive uses, the agent of change principle also applies where the occupants of those sensitive uses may give rise to complaints and nuisance action can lead to restrictions being imposed on the existing commercial uses.

The application is supported by a report by DALC entitled noise impact assessment dated 10/12/2023 issue 01. The report makes recommendations for the glazing and ventilation of the dwellings, and floor and wall insulation, in section 7.2, 9 and 10.

In the light of the information in the report these do not appear unreasonable, however we are concerned that the site noise study underpinning the noise assessment was restricted to a 24 hour period and it is not clear how representative noise from deliveries and waste collections etc has been achieved, similarly with respect to the operation of the car park serving the site and adjacent commercial uses. We are aware that there is a commercial kitchen exhaust located at eaves height at the rear of 113, which does not appear to have been considered in terms of noise or odour. We are also aware that the premises at 103 Winchester Road is also a commercial use, most recently as a dry cleaner.

The assessment also states that plant, serving the Co-op, on the roof of the proposed flats is to be removed, and x5 condenser plant serving the adjacent commercial use at no. 113, are also to be removed. No indication is given as to where the plant serving the Co-op is to be relocated to, nor how the removal of the x5 condenser plant referred to at 113 will be secured and delivered.

Because of the concerns raised we are unable to assess how the agent of change principle has been appropriately applied, how the relevant noise and odour impacts have been assessed, and how the noise mitigations included by removing plant are to be achieved. The acoustic performance of the proposed floor insulation between the commercial and residential above has not been stated.

For the reasons above we are unable to support the application at this time

Regards

Neil

Neil Scott
Senior Pollution Control Officer
Planning & Environment - Pollution