

Altman, Rebecca

Subject: FW: [PN/25/99086] UNIT 9, SOUTH POINT, ENSIGN WAY, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4RF

Sent: 25 March 2025 15:05

Subject: [PN/25/99086] UNIT 9, SOUTH POINT, ENSIGN WAY, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4RF

Good afternoon Rebecca

Thanks for consulting the Pollution Team on the planning application PN/25/99086 for the 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 Unit 9 South Point, Ensign Way, Hamble-Le-Rice, So31 4RF. Please see our comments below:

Contaminated land

The provided proposed plan (March 2025, reference AE47.SK02) shows that only internal alterations are proposed for the change of use, no ground disturbance or areas of soft landscaping are anticipated. Therefore, we have no concerns on contaminated land.

Noise

We have serious concerns about noise on the proposed change of use.

Unit 9 is located within an industrial area adjacent to Ensign Way and direct opposite to the main entrance of Coopervision compound that operates 24h including HGV deliveries. All traffic from the industrial area will use Ensign Way.

A noise report will be required to demonstrate that plant noise from the neighbouring commercial units as well as deliveries and noise arising from car movements using Ensign Way are acceptable. This report should include a noise survey with appropriate duration and must be carried out by a competent Acoustician. The noise report should demonstrate that the following criteria can be achieved : BS:8233 and BS:4142 and present the proposed mitigation in terms of glazing and ventilation.

Additionally, as per the drawings Unit 9 shares a party wall with Unit 8 (that will remain offices). This is something that can cause serious noise nuisance if not build to the correct criteria. The proposed party wall and party floor construction should be designed to achieve Building regulations Approved Document E sound transmission criteria for refurbishment dwellings.

Bedrooms are proposed to be facing the adjacent commercial unit and car park not the best design in terms of noise.

After construction a pre-occupation test (sound insulation test) is required. This must be carried out by an acoustician ANC registered. The test must pass the criteria as per Approved Document E, and the report should be sent to the LPA for review. If it does not meet the criteria a list of remedial works should be sent to LPA for review and a retest must be carried out.

We trust the above information is of assistance. If you have any further queries, please do not hesitate in contacting us.

Thank you

Pollution Team

Andre Pires

Pollution Control Manager

Planning & Environment - Pollution

Banner_Willow