

Hi Nick,

EH have reviewed the Noise Impact Assessment prepared by NoiseAir Ltd, Ref: P7826-R1-V2, dated 07/11/2024

The site is located in a mixed-use area with significant road traffic noise from Dale Street and Chapel Gate. The measured and predicted noise levels indicate:

- Daytime LAeq: up to 75 dB at front façades
- Night-time LAeq: up to 69 dB
- Night-time LAmix: up to 86 dB (exceeding WHO guidance for sleep disturbance)

ProPG Stage 1 categorises the site as Low to High risk, requiring mitigation.

EH have no objections in principle subject to conditions ensuring:

- Internal noise levels comply with BS 8233:2014 and WHO guidelines.
- External amenity areas achieve the lowest practicable noise levels.
- Adequate ventilation is provided where windows are required to remain.

As per the Noise Assessment prepared by NoiseAir Ltd, Ref: P7826-R1-V2, dated 07/11/2024 the following mitigation shall be implemented prior to occupation:

Prior to occupation, the developer shall submit a verification report demonstrating that internal noise levels in habitable rooms do not exceed:

- **35 dB LAeq,16hr** (daytime – living rooms)
- **30 dB LAeq,8hr** (night-time – bedrooms)
- **45 dB LAmix** (night-time – bedrooms)

- Assessment shall be in accordance with BS 8233:2014 and ProPG:2017.

1. Building Envelope Specification

- Glazing and ventilation systems shall achieve the minimum sound reduction indices specified in the NIA (Tables 12 & 13), or equivalent performance verified by manufacturer data.

2. Ventilation

- Where windows are required to remain closed to achieve internal noise criteria, an alternative means of ventilation shall be provided in compliance with Building Regulations Approved Document F and BS 5925:1991.

3. External Amenity Areas

- Acoustic fencing (minimum 1.8 m height) shall be installed around private gardens and amenity spaces to reduce noise exposure, as recommended in the NIA.

4. Post-Completion Testing

- A post-completion acoustic test shall be undertaken to confirm compliance with the above requirements. Results shall be submitted to and approved by the Local Planning Authority prior to occupation.

The applicant is also advised that commercial use of the first floor should not introduce additional noise sources without further assessment. Any future plant or equipment installations may require separate noise impact evaluation.

Kind Regards

Tahir

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