

28th April 2026



Ken Mills Engineering
New Street
Shawclough
Rochdale

VERIFICATION REPORT FOR PROPOSED DEVELOPMENT (AS BUILT).

PRIOR APPROVAL FOR CHANGE OF USE FROM COMMERCIAL, BUSINESS AND SERVICE (CLASS E) TO 12 RESIDENTIAL FLATS (CLASS C)

1.0 Introduction

This report has been prepared on behalf of the applicant to discharge Condition 7 attached to the planning permission for the above development.

Condition 7 requires that the development be constructed in accordance with the noise mitigation measures set out within the submitted Noise Impact Assessment dated 23rd January 2025, and that a verification report be submitted to confirm that the approved acoustic and ventilation measures have been implemented to achieve the required internal noise levels prior to occupation.

2.0 Verification of Implementation

The development has been constructed in accordance with the mitigation measures identified within the approved Noise Impact Assessment.

The building envelope, including all glazing installed to habitable rooms, has been provided in line with the specified acoustic performance requirements. Windows and associated trickle ventilation systems have been installed to an appropriate standard to ensure suitable attenuation of external noise.

Background ventilation to habitable rooms is provided via acoustic trickle ventilators integrated within the window systems. These have been installed as part of the overall glazing specification and contribute to maintaining internal noise levels whilst allowing adequate ventilation.

Mechanical extract ventilation has been installed to bathrooms and kitchen areas only, in accordance with Building Regulations requirements. These systems are designed solely for extract purposes and do not give rise to any adverse impact on internal or external noise conditions.

3.0 Acoustic Performance

Post-construction sound testing has been undertaken within the completed residential units. The results confirm that the internal environment achieves acceptable levels of sound insulation and is consistent with the standards set out within BS 8233:2014 and the assumptions within the approved Noise Impact Assessment.

The successful completion of sound testing provides direct confirmation that the installed acoustic measures are functioning as intended and that appropriate internal noise conditions have been achieved for residential occupation.

4.0 Conclusion

The development has been constructed in accordance with the approved Noise Impact Assessment dated 23rd January 2025 and the associated mitigation measures have been fully implemented.

Sound testing undertaken within the completed units confirms that the required internal noise standards have been achieved.

On this basis, the requirements of Condition 7 have been satisfied. It is respectfully requested that the Local Planning Authority confirms discharge of this condition.