

PLANNING CONDITION DISCHARGE

Acoustic Mitigation Implementation and Compliance Statement

43-dwelling residential development | Land off Fielding Street, Middleton

Planning reference	21/01628
Condition	Condition 2 - Noise
Applicant / developer	HJK Construction (Northern) Limited
Approved acoustic report	Hepworth Acoustics P23-150-R01v1, May 2023
Document reference	HJK/MID/NIA-C2/01
Revision / status	P03 - Final as-built glazing specification
Date	8 September 2026

COMPLIANCE CONCLUSION

The acoustic mitigation measures specified by the approved Noise Impact Assessment have been implemented. On an as-built design compliance basis, the dwellings meet the internal and external acoustic design criteria established by the approved assessment. The measures will be retained and maintained for the lifetime of the development.

1. Purpose of this statement

This statement is submitted to discharge the occupation-stage requirement of Condition 2 of planning permission 21/01628. It records the acoustic mitigation incorporated into the completed development and demonstrates compliance by comparing the as-built measures against the approved acoustic design and performance requirements.

The statement has been prepared from the approved Noise Impact Assessment, the construction requirements issued for the development and HJK Construction's confirmation that those requirements were followed on site.

2. Condition requirement

"No part of the development shall be occupied until such time as a report providing details of the implemented acoustic mitigation measures, and demonstrating that internal noise levels within habitable rooms meet the levels set out in the approved Noise Impact Assessment, has been submitted to and approved in writing by the Local Planning Authority. The duly installed mitigation measures shall be retained thereafter."

3. Approved acoustic design basis

Hepworth Acoustics undertook a 24-hour environmental noise survey between 2 and 3 May 2023. Measured daytime noise levels were 46-53 dB LAeq and measured night-time noise levels were 34-49 dB LAeq at the survey position. Distant traffic was the predominant source and no significant commercial or industrial noise was identified.

The approved assessment nevertheless adopted a future-proofed mitigation strategy for the western edge of the site, protecting residents while avoiding unreasonable constraints on the established neighbouring businesses.

4. Acoustic criteria

The approved Noise Impact Assessment established the following design criteria with windows closed and trickle ventilation provided:

Space / activity	Assessment period	Approved criterion	As-built conclusion
Living rooms	07:00-23:00	≤35 dB LAeq,16hr	Meets approved design basis
Dining rooms / areas	07:00-23:00	≤40 dB LAeq,16hr	Meets approved design basis
Bedrooms	07:00-23:00	≤35 dB LAeq,16hr	Meets approved design basis
Bedrooms	23:00-07:00	≤30 dB LAeq,8hr	Meets approved design basis
Bedrooms - individual events	23:00-07:00	Generally ≤45 dB LAFmax	Meets approved design basis
Private gardens	07:00-23:00	≤55 dB LAeq,16hr	Meets approved design basis

5. Implemented acoustic mitigation

5.1 Acoustic garden barrier

- A continuous acoustic barrier has been installed to the gardens of the seven plots along the western boundary identified by the yellow line on Figure 2 of the approved Noise Impact Assessment.
- The barrier is at least 1.8 m high, measured relative to the adjoining garden/ground level.
- The barrier construction is solid and at least 20 mm thick, with boards and junctions arranged so that there are no holes or acoustic gaps.
- The barrier is continuous at ground level and at its junctions with posts, returns and adjoining structures.

5.2 Upgraded glazing

- Every habitable-room window on the exposed elevations marked blue on Figure 2 of the approved assessment has been fitted with upgraded acoustic double glazing having an insulated glass unit build-up of 8 mm glass / 16 mm cavity / 4 mm glass (8/16/4).
- The Pearl/Liniar window system is publicly documented as capable of achieving $R_w(C;Ctr) 37(-2;-5)$ dB, equivalent to $R_w+Ctr 32$ dB. This exceeds the approved Noise Impact Assessment requirement of $R_w+Ctr 30$ dB by 2 dB. The published value is used as supporting product-system evidence alongside HJK Construction's confirmation of the installed 8/16/4 glazing specification.
- Window frames, perimeter interfaces and glazed units have been fitted and sealed to maintain the required acoustic integrity.

5.3 Acoustic ventilation

- Standard window-frame slot vents have not been used in the habitable rooms requiring upgraded glazing.
- Those rooms have acoustic ventilators with a performance rating greater than 42 dB $D_{n,e,w}$, equivalent to or better than the Greenwood EHA574 Airvac or Aereco EHA solution identified in the approved assessment.
- Ventilator sleeves, canopies and surrounding interfaces have been installed and sealed so that the specified acoustic performance is not compromised.

6. Demonstration of internal noise compliance

The approved assessment set a performance-based construction solution rather than requiring a separate post-completion measurement protocol or a stated sample of dwellings. Compliance is therefore demonstrated by verification that the completed façades, ventilation openings and garden barriers provide the same or better performance than the approved design.

Approved requirement	Approved performance	Implemented position	Compliance
Western garden protection	1.8 m minimum solid barrier; ≥ 20 mm; no holes/gaps	Installed to all seven gardens shown on approved Figure 2	Complies

Approved requirement	Approved performance	Implemented position	Compliance
Habitable-room glazing on blue elevations	≥ 30 dB Rw+Ctr	Pearl/Liniar windows with declared 8/16/4 IGUs installed. Published best system rating: Rw(C;Ctr) 37(-2;-5) dB, equivalent to Rw+Ctr 32 dB; frames and perimeters sealed.	Complies
Ventilation to affected habitable rooms	>42 dB Dn,e,w; no standard slot vents	Acoustic ventilators installed and interfaces sealed	Complies
Internal ambient noise	35 dB living/bedrooms by day; 40 dB dining; 30 dB bedrooms by night; generally 45 dB LAFmax	Approved façade and ventilation performance fully implemented	Meets approved design basis
Garden noise	≤ 55 dB LAeq,16hr	Approved barrier line and construction fully implemented	Meets approved design basis

Because the as-built acoustic envelope and ventilation provisions meet or exceed the approved specifications, the internal noise criteria set out in Section 3.6 of report P23-150-R01v1 remain satisfied on the approved design basis.

7. Retention and maintenance

HJK Construction confirms that the acoustic measures form permanent elements of the development. The following requirements will be retained within the property and estate information:

- Acoustic barriers are not to be reduced in height, perforated or replaced with an open construction.
- Replacement windows to the identified elevations are to provide acoustic performance no worse than 30 dB Rw+Ctr.
- Acoustic ventilators are to be kept serviceable and any replacements are to provide performance greater than 42 dB Dn,e,w.
- Damaged seals, boards, vents or glazing components are to be repaired without avoidable delay.

8. Supporting evidence schedule

8.1 Supplementary sound-insulation test results

Four pre-completion sound-insulation reports have been reviewed. Together they record ten airborne separating-wall tests across representative plots. Every test achieved the applicable target of at least 45 dB DnT,w+Ctr, with recorded results ranging from 46 dB to 60 dB.

Report / date	Tested rooms	Target	Result(s)	Outcome
32744 14 Feb 2024	Plots 20/19 living; plots 18/17 living	≥45 dB	59; 58 dB	PASS
38090 15 May 2024	Plots 13/12 living; plots 12/13 bedroom	≥45 dB	46; 58 dB	PASS
47136 6 Aug 2024	Plots 1/2 living and bedroom; plots 4/5 living and bedroom	≥45 dB	54; 52; 53; 52 dB	PASS
61564 28 Jan 2025	Plots 40/41 living and bedroom	≥45 dB	60; 56 dB	PASS

These tests assess sound transmission through separating walls between dwellings. They do not measure environmental noise entering through external façades and are therefore relied upon only as supplementary evidence of construction quality and workmanship. Primary compliance with Condition 2 remains demonstrated by implementation of the approved glazing, acoustic ventilation and garden-barrier specifications.

9. Published window-system evidence

Published technical information for the Linar 70 mm casement window system states a best acoustic rating of $R_w(C;Ctr)$ 37(-2;-5) dB. Applying the stated traffic-spectrum adaptation term gives $R_w+C_{tr} = 37 + (-5) = 32$ dB. The approved façade requirement is R_w+C_{tr} 30 dB. Accordingly, the published system capability exceeds the required value by 2 dB. Product information is available from Linar - 70 mm Casement Window. The published rating represents the tested/best performance of the window system and is not described as a separate post-completion field measurement of the Middleton dwellings.

10. Declaration and conclusion

HJK Construction confirms that the development has been constructed in accordance with the acoustic mitigation requirements of the approved Noise Impact Assessment, including 8/16/4 insulated glazing to the identified exposed habitable-room windows. The installed measures provide the approved design performance for habitable rooms and private gardens and will be retained thereafter.

On this basis, the occupation-stage requirements of Condition 2 have been satisfied and the Local Planning Authority is respectfully requested to approve this report and discharge the remaining requirements of the condition.