

Hi Louise,

The proposed development is a town centre location and the area is frequently noisy particularly late at night, with noise produced by pedestrians, street entertainment and from customers at various licensed venues in the nearby vicinity. There are also likely to be early morning deliveries to the retail outlets below and as such noise should be considered. Also as the proposed residential is over a commercial property and we will have to ensure that the sound insulation is sufficient. I would recommend the following conditions:

Construction work shall not commence until a scheme for protecting the proposed noise sensitive development from external noise has been submitted to and approved by the local planning authority. All works, which form part of the scheme, shall be completed before any part of the noise sensitive development is occupied. The scheme shall have regard to the principles contained within the World Health Organisation community noise guidelines and achieve the indoor ambient noise levels for dwellings specified in BS8233:2014. The scheme should include full details of glazing and ventilation strategy to prevent overheating, should windows need to be kept closed to meet the internal noise standards.

The use hereby permitted shall include a sound insulation scheme for protecting the upper floor residential unit from noise from the commercial unit below. The Scheme shall achieve a minimum airborne sound insulation value of 50dB (DnTw + Ctr dB). Following implementation of the insulation scheme, a test shall be undertaken to demonstrate that the attenuation measures carried out has achieved the minimum airborne sound insulation criteria. The use of the development shall not commence until test results, demonstrating the minimum sound insulation criteria has been achieved, has been submitted to and approved by the local planning authority.

Regards

Michael Lavender

Senior Environmental Health Officer

Environmental Health
Adur & Worthing Councils

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