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Date: Wed, 17 Jul 2024 at 11:29
Subject: NOTICE/0003/24, /0004/24, /0005/24, /0006/24, /0008/24, /0009/24
To: Louise Prew <louise.prew@adur-worthing.gov.uk>
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Planning Application ref. NOTICE/0003/24, /0004/24, /0005/24, /0006/24, /0008/24, /0009/24

56 Montague Street, Worthing

I refer to the above applications. The proposal is for change of use (permitted development) from commercial retail to 32 new residential units over the first, second and third floors, retaining commercial use at ground floor and part first floor.

The Noise Impact Assessment by Quantum Acoustics dated 23 April 2024 looks to assess noise impacts from commercial sources. Interestingly it fails to assess the impacts from the ground and first floor commercial uses, which I would expect to have been completed. I should also point out that there are a number of commercial units that receive deliveries during the very early morning. The environmental noise assessment was carried out over two weekdays and may not have captured the impacts of any such deliveries.

The report refers to several items of plant, mainly condenser units, in paragraphs 7.1, 7.2 and 7.3 and states "We understand the plant in this area is proposed to be relocated or appropriately treated to adhere with the local authority plant noise emission criteria.". However there is a degree of uncertainty about this and this needs to be clarified.

In paragraph 9.0 the report recommends mitigation in order to achieve acceptable internal noise levels as a result of the impact of commercial noise outside.

Whilst having no objections in principle, I make the following comments.

1. An assessment of noise from the ground and first floor commercial uses should be completed to ensure these do not adversely impact residential amenity. I cannot see any lifts in the property, but if there are any then the noise from these must also be assessed;
2. The adjacent plant referred to in paragraphs 7.1-7.3 must be either relocated or acoustically treated - this could be by condition;
3. Mitigation as per paragraph 9.0 shall be implemented before any residential units are occupied. The following should be incorporated into a condition of any permission granted.

The residential units hereby approved shall not be occupied unless and until a scheme has been submitted to and approved by the local planning authority which implements the mitigation measures proposed in paragraph 9.0 of the Noise

Impact Assessment by Quantum Acoustics dated 23 April 2024. All works, which form part of the scheme, shall be completed before any part of this noise sensitive unit is occupied. The scheme shall achieve the indoor ambient noise levels for dwellings specified in BS8233:2014. Following approval and completion of the scheme, a test shall be undertaken to demonstrate that the mitigation measures in the scheme achieve the design criteria and protect the residential units from noise.

I also recommend the following to protect residential amenity from noise the ground floor commercial use

The sound insulation of the floor/ceiling between the ground and first floor shall achieve a minimum airborne sound insulation value of 50dB (DnTw + Ctr dB). Before the residential unit is occupied a test shall be undertaken to demonstrate compliance with this level.

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