

Dealt with by: Environmental Health

Our Ref: SMD/2021/0300

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Date: 1st July 2021

MEMORANDUM: PLANNING CONSULTATION
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LOCATION

**Springfield Farm Consall Lane
Wetley Rocks**

PROPOSED DEVELOPMENT

Removal of condition 2 relating to SM-0840-88

Potential Areas of Environmental Concern -

1. Noise transfer between properties. (Consult Building Control/Condition)

General Comments

The proposal to remove the condition should be subject to a good level of sound insulation being installed between the units, this should include all party walls including roof spaces and basements/cellars. This sound insulation might be required to be done under Building Regulations 2010 Approved Document E Resistance to the Passage of Sound if this proposal constitutes a change of use. Alternatively if this is not the case then we would advise the condition below is imposed on any permission granted.

Recommendation and condition

Environmental Health have no objection subject to sound insulation being installed into the building between the proposed units prior to first use.

Suggested condition -

A scheme shall be submitted to and approved by the Local Planning Authority providing for the insulation of the proposed dwelling unit(s) so that internally and externally generated noise levels do not cause internal noise levels to exceed:

The submitted scheme shall have due regard for the Building Regulations 2010 Approved Document E Resistance to the Passage of Sound and the British Standard 8233:2014 (Sound insulation and noise reduction for buildings) and be designed to achieve noise levels of less than 30 dB LAeq in bedrooms (23:00 to 07:00), 35dB LAeq in bedrooms (07:00 to 23:00) and less than 40 dBLAeq in living areas (all day).

Pre-completion tests shall be carried out to verify compliance with this condition. **PTO>**

A report shall be produced containing all raw data and showing how calculations have been made. No dwelling within that phase hereby permitted shall be occupied until the approved works to that dwelling have been completed in accordance with the approved details.

Reason: *To protect the amenity of future occupiers*