

56 Bridge Street – Noise Assessment Decision

Introduction

This document outlines the decision regarding a noise assessment. Pre-application and previous applications make note of the development being within a busy commercial area, and the need for noise assessment to protect the habitants rooms within the proposed development.

The conditions highlighted on previous applications are as follows: -

- 02 Prior to first occupation of the basement and first floor flat hereby approved, a scheme of sound insulation works to the wall/floor/ceiling structure between ground floor commercial use and the residential use shall be implemented in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be retained thereafter in perpetuity.

Reason: In the interests of residential amenities.

- 03 Prior to first occupation of the dwellings hereby approved, sound insulation and ventilation measures shall be implemented in accordance with a scheme which shall first be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide that all habitable rooms exposed to external road traffic noise in excess of 55 dBA Leq 16 hour [free field] during the day [07.00 to 23.00 hours] or 45 dBA Leq 8 hour [free field] at night [23.00 to 07.00 hours] shall be subject to sound insulation measures to ensure that all such rooms achieve an internal noise level of 40 dBA Leq 16 hour during the day and 35 dBA Leq 8 hour at night. The submitted scheme shall ensure that habitable rooms subject to sound insulation measures shall be able to be effectively ventilated without opening windows. The approved measures shall be retained thereafter in perpetuity.

Reason: To ensure that the amenities of future occupiers are protected and in the interests of general amenities.

- 04 No development shall commence until a noise mitigation scheme has been submitted to and approved in writing by the Local Planning Authority to ensure that the maximum day time noise level in outdoor living areas exposed to external road traffic noise and commercial noise sources shall not exceed 50 dBA Leq 16 hour [free field]. The scheme of noise mitigation as approved shall be constructed in its entirety prior to the first occupation of any dwelling and shall be retained thereafter in perpetuity.

Reason: To ensure that the amenities of future occupiers are protected.

Supporting Material

It was decided not to obtain a new noise assessment survey for the proposed development, following a review of previous commercial to mixed use planning applications within 30 metres of the proposed mixed-use development.

Please reference “Noise Impact Assessment” documentation provided with planning application 21/0740 (27 Bridge Street NP20 4BG). The Noise Impact Assessment Survey free field noise test was performed within 12 metres of the front of 56 Bridge Street (our proposed development) and should be considered the same environmental circumstances as the proposed development site.

The external free-field noise levels at front elevation at 27 Bridge Street were the following:

Description	Daytime L_{Aeq,16hrs} (dB)	Night Time L_{Aeq,8hrs} (dB)
Surveyed Façade Noise Level	68	60
Façade Correction	-3	-3
External Free Field Noise Level	65	57

For our proposed development site (56 Bridge Street), it is assumed that these levels are applicable for both front and rear elevations.

The submitted noise assessment and report recommendations from the report were as follows:

- Additional noise protection material, aligning to building regulations, to be applied to walls/ceilings/floors between commercial and residential units
- Double glazing windows in the closed position in habitable rooms keep the noise levels within the maximum day and night noise levels stated in conditions listed above

Proposed Scheme Regarding Condition 02 (Noise Protection Between Commercial and Residential)

The proposed development intends to adopt advise given in supporting material. Noise reduction material will be applied to:

- All walls surrounding the front ground floor commercial unit
- All ceilings within the ground floor commercial unit

All noise reduction material will conform to building regulations.

Proposed Scheme Regarding Condition 03 (External Noise)

The proposed development intends to adopt advise given in supporting material. All habitable rooms will have double glazing windows. Which, when in the closed position, will keep noise within acceptable thresholds listed above for day and night external noise levels.