

EH Pollution Control response

After consideration, the neighbourhood enforcement team have some comments for the proposal:

There is no noise impact assessment which will help determine the level of noise the commercial units will produce and how this can be reduced. Due to the commercial units being Class E, this does not give a clear indication of what type of establishment will open beneath the apartments and HMO. If any of the commercial units become a food establishment this would require further noise impact assessments, this is to prevent noise contamination affecting the flats/HMO above.

Due to the wide scope of what Class E covers noise from an office will be far less than what a restaurant would create, due to ventilation, air conditioning, extraction fans etc. If permission is granted, we would need a worst-case scenario noise impact assessment prior if the offices were to be changed to an eating and drinking establishment. Mitigation would be easier to apply if this is carried out before the HMO and flats are installed.

Usually, I would expect to know what the commercial units will be used for alongside noise impact assessments and mitigation to accompany the application.

Environmental Health Officer
Bury Council