

Planning condition for 36 Irwell Street

Planning condition 5 is unusual in that a condition of this form is usually accompanied by another condition which clearly sets out an acoustic requirement to assess against. In this case, the condition calls for a scheme of sound insulation to be submitted "where demonstrated to be necessary" but without setting out how this is to be determined.

I am not aware of any specific assessment method to determine the necessity of specific levels of sound insulation between residential dwellings, with the exception of Approved Document E of the Building Regulations. Approved Document E sets a minimum level of sound insulation between dwellings but your property predates the introduction of these regulations and since there is no material change in use, there is no specific requirement to achieve these.

British Standard 8233 (2014) sets out internal noise level guidance for dwellings but is very clear that this relates to steady external noise sources and not to noise from neighbours.

I note that the only living space (excluding circulation) that is located adjacent to the party wall is a staff bedroom and understand that spaces will be fitted with fire doors which will inherently provide a reasonable level of sound insulation, reducing noise levels incident on the party wall.

Given the above, and that the property will still be used for residential purposes, as now, it is my opinion that there is no specific reason, regulation or guidance that demonstrates a scheme of additional sound insulation is necessary.

Kind Regards,

Paul

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