

A suitable noise investigation shall be conducted to the satisfaction of the Local Planning Authority (LPA) to determine the suitability of the site for the proposed development.

If determined suitable for development an assessment shall be made of the acoustic insulation and independent ventilation scheme requirements for any dwellings.

Noise not to increase ambient noise

Noise from or associated with the proposed activity/development hereby permitted shall not increase the prevailing ambient noise levels as measured at the boundary of the site.

The ambient noise levels shall be determined by survey, by the applicant, to the satisfaction of the Local Planning Authority (LPA) and a copy of the survey report shall be provided to the LPA before any development takes place.

Traffic noise – windows: soundproofing/insulation

No development shall take place unless and until a scheme to soundproof the building/windows against traffic noise has been submitted to and approved by the Local Planning Authority so as to achieve an internal level of L₁₀ 40dBA (18 hour)* and such works that form the approved scheme shall be completed before the relevant flats are brought into use.

** The Noise Insulation Regulations 1975 as amended by the 1988 Regulations*

Soundproofing/insulation

The development hereby approved shall not be brought into use unless and until the building has been insulated entirely in accordance with a scheme submitted to and approved by the Local Planning Authority in order to secure a reduction in the level of noise emanating from the building.

Fans and flues *not commercial kitchens/takeaways

Prior to the development being brought into use, a scheme shall be submitted to the satisfaction of the Local Planning Authority which demonstrates that all fan(s), flue(s) or other mechanical equipment associated with the

development are designed such that noise emissions do not exceed NR (Noise Rating) curve 35 (*if operating at night use NR25*) in adjacent residential properties with the windows of those properties open in the normal manner for ventilation purposes.

AIR POLLUTION

If Flues/ventilation openings are to be fitted

The development hereby approved shall not be brought into use unless and until a detailed scheme showing flues and ventilation openings has been submitted to and approved by the Local Planning Authority and completed entirely in accordance with the approved scheme.

If the commercial units are to be food outlets

Cooking Fumes (the 'HOT5')

No development shall commence unless and until a scheme for treating, diluting and dispersing fumes and odours has been submitted to and approved in writing by the Local Planning Authority. The scheme submitted shall include a written statement from a suitably qualified person who is a member of the Heating and Ventilation Contractors Association (HVCA) or an equivalent professional body, stating that the fume treatment to be installed complies with or exceeds the 'Minimum Requirements For Odour Control' provided by the Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems :DEFRA 2005 (or if applicable such superseding guidance as shall prevail at the time of commencement of the development).

The scheme to be submitted shall also include the relevant manufacturer and installer instructions for any associated equipment with details of maintenance requirements.

The scheme as approved shall be implemented, available for use and maintained in accordance with the approved scheme whilst it shall serve the development.

Reason. To protect the residential amenities of nearby residential property from impact upon from fumes and odour pursuant to UDP Policy S2/6 - Food and Drink.

The installation shall be so designed such that the maximum noise emitted does not exceed NR25 (Noise Rating) in the bedrooms of the nearest residential property, with the windows of that residential property being open in the normal manner for ventilation purposes.

The scheme as approved shall be fully implemented and all equipment installed shall be used and maintained in accordance with the manufacturers and installers instructions.

Reason – To protect the residential amenities of nearby residential property from impact upon from fumes and odour pursuant to UDP Policy S2/6 - Food and Drink.