

LIND | STUDIO

Condition 5 & 13

Post Completion Information

Project Reference:

60 Oldham St / 53 Spear Street

Prepared For:

Reform Developments

Date Created:

15/12/2021

Revision:

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Planning Condition 13 (remaining item to discharge)

“Prior to any commencement of an A3 / A4 use a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts affecting the residential accommodation within the building (in line with the criteria set out in points 1 and 2 above) from noise from the A3/ A4 use within the building, must be formally submitted to and approved in writing by the City Council as local planning authority.”

Planning Condition 13 (remaining item to discharge)

“Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed shall be submitted and agreed in writing by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation.”

This statement is to confirm that the noise mitigation measures required as part of the development have been installed and noise reduction achieved as per the required levels prior to occupation of the apartments.

Glazing:

The attached glazing order provides confirmation that the glazing specifications to the elevation facing 53 Spear Street was actually improved from the approved specification, using a 6.8/18/4 Lam glazing configuration.

To the windows facing 60 Oldham Street a glazing configuration of 10/16/6 were installed as per the specification.

Sound transfer between A3/A4 Use to Apartment:

Maximum noise transfer between to be achieved are shown in the below extract as identified in the Noise Impact Assessment submitted as part of the original planning application ref I20878/FO/2018.

The Sound Test attached confirms that the noise transfer between the commercial space to the apartment above (Tests 5 & 6) meet and exceeds the required noise attenuation between uses.

Furthermore, the commercial A3/A4 space restrict their opening hours to close at 11pm, meaning that the night and early morning hours remain undisturbed during the Night-time hours of 23.00-07.00.

Noise Insulation Between Uses

With regard to noise break-out from the commercial units (A3 use), the commercial unit will be designed to control noise break-out to nearby noise sensitive receptors in line with the following requirements:

Source Room	Receive Room	Source Noise	Requirement
Commercial Unit	Within Any Existing Nearby Existing Dwelling	Music	47 dB L _{eq} at 63Hz** 41 dB L _{eq} at 125Hz**
		All Entertainment	L _{A90} – 10 dB

*From Noise Impact Assessment Report by Hann
Tucker Associates*