

**From:**  
**To:** [Planning](#)  
**Subject:** Verification Check conditions 7 & 11 of NYM/2015/0064/FL, Eskdale Engineering Co Ltd, Ruswarp  
**Date:** 22 May 2018 18:33:44

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### Commercial Regulation – Environmental Health

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Having reviewed the above condition verification check application I have the following comments to make from a commercial regulation perspective:

The noise impact assessment appears to be a desk top study, based on sound reduction indices of materials used in the building construction and the impact of noise break out has only been considered from the North façade. It is difficult to provide specific comments without the knowledge of precise use-age of the building but usually I would expect to see an assessment based on BS4142: 2014 with noise measurements to verify existing noise levels in this vicinity rather than relying on estimates. The noise levels indicated in the standard referred to (BS 8233) are based on steady state noise and it is considered the average noise level will vary in this location depending on the time of day and on occasions, day of week. This building is directly adjacent to residential properties in a semi-rural setting and whilst there will be traffic noise, coupled with noise from a small number of other industrial users nearby, I would not consider it to be an area subject to significant industrial noise as described in the report.

The boundary of the nearest sensitive receptor is closer than the 18m indicated in the report (the use of outdoor garden areas of sensitive properties may not have been fully considered). It should be noted that the closest receptor appears to have elevated garden aspects together with potentially habitable rooms at a higher level than the roof line of this single storey building and noise breakout through the gable end (east elevation) and the roof do not seem to have been considered. Insufficient information has also been provided to support how the sound reduction indices which have been used have been deduced.

On a final note, no account has been taken of external noise including deliveries, fork lift truck movements etc which may potentially be associated with use of the units though it is accepted this could be difficult to predict depending on ultimate use-age and again whilst not a feature of this report, depending on the nature of future occupation, there may be a need for openings to be made in the structure (e.g. for extract ventilation), which will need careful consideration at such time. The planning condition no doubt was intended to take account of the ultimate users of the site and need for any user-specific measures to limit noise transmission and overall, I do not feel that the planning condition has been satisfactorily discharged at this time.

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