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14 December 2020
Apex Acoustics ref: 8461.3A
FAO: Nick Williams

18 Silver Street, Durham – Agreed means of discharge for Condition 6 of DM/20/02491/FPA

Dear Mr Williams,

This letter is regarding the proposed development at 18 Silver St, Durham, DM/20/02491/FPA, and the methodology of assessment to support the discharge of Condition 6 agreed with John Hayes of Durham City Council.

Apex Acoustics has been instructed by LPPL Property Ltd. to provide acoustic consultancy for the proposed scheme of work at 18 Silver St, Durham. Included in the scope of this instruction is acoustic assessment to support the discharge of Condition 6 of DM/20/02491/FPA, relating building envelope acoustic performance.

The requirements of the LPA with regard to this were detailed in Condition 6 of the pre-commencement conditions, as follows:

“6. Prior to commencement of the development a detailed noise impact assessment should be provided, compliant with the methodology stated in BS 4142: 2014. The aim of the assessment shall be to demonstrate the impact of noise from commercial operations on the proposed residential development. Should the assessment demonstrate that the rating level of proposed/existing commercial operations/fixed plant be more than 5dB LAeq (1 hour) (07.00-23.00) and 0dB LAeq (15 mins) (23.00-07.00) above the background noise level (LA90) at noise sensitive receptors, then a scheme of sound attenuation measures must be submitted and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the beneficial occupation of the development and shall be permanently retained thereafter.”



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Apex reviewed this condition and undertook dialogue by telephone and email with John Hayes, Principal Public Protection Officer of the Development Assessment Team at Durham City Council regarding the proposed methodology of the assessment. The methodology agreed is as follows:

- Noise assessment to BS 4142:2014 is not the most appropriate means of assessment on the basis that there are no identified significant industrial noise sources in proximity to the development.
- A noise break-in assessment can be undertaken in accordance with and against the internal noise level criteria of BS 8233:2014.
- A site noise survey is not necessary, on the basis prevailing noise levels on Silver Street at the time of the assessment (December 2020) are likely to be significantly affected by commercial trading restrictions in place in Durham due to the Coronavirus pandemic.
- Noise levels measured as part of other, unrelated surveys can be reviewed and used in lieu if found to be appropriate.
- Apex is to review and compare noise level data measured as part of a noise survey on nearby Saddler St, and use in the assessment if appropriate.

At the time of writing, Apex has issued a report, *8461.1A*, outlining the requirements of the scheme with regard to the methodology agreed with the LPA for the discharge of Condition 6, and made recommendations for the means of achieving the requirements.

Please do not hesitate to contact us if you have any queries, or wish to discuss any matter.

Yours sincerely

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