



Housing & Development Control,
Burnley Council, Environmental Health, 1st Floor,
Parker Lane, Burnley,
Lancashire, BB11 2BY

Re: Full Planning Application: Installation of two roof lights, expansion of front window area for lower ground floor, removal of rendering and paint to expose original aspect.

Re: Certificate of Lawful Development (section 192 of the Town and Country Planning Act 1990): Change of use from Class C3 - Single dwelling, to Class C4 - Small 6-bedroom HMO for 6 occupants.

Property: 84 Westgate, Burnley, Lancashire BB11 1RY

21st September 2023

Environmental Protection Plan

Dear Environmental Protection Team,

1. No construction work shall take place on the development hereby approved outside the hours of 8am to 6pm Monday to Friday, 8am to 1pm on Saturday and not at any time on Sundays and Bank Holidays. Where permission is sought for works to be carried out outside the hours stated, applications in writing must be made with at least seven days' notice to the Local Planning Authority.
2. A scheme of enhanced acoustic insulation for between the proposed residential units within the development, shall be implemented prior to the occupation of the building.
3. We propose to apply a scheme for the reduction of noise into and out of the property and between the dwellings:
 - a. Between the two adjoining dwellings on the 1st floor, acoustic paneling and double boarding of the shared wall be applied.
 - b. The ceilings be double boarded, reducing noise from above.
4. The dwellings hereby approved shall be acoustically insulated against noise from the external source of road traffic before the dwellings are occupied. The insulation provided shall ensure that the noise level within the units does not exceed: 35 dB LAeq, 16hour for living rooms (07.00 hours - 23.00 hours); 35 dB LAeq, 16hour for bedrooms (07.00 hours – 23.00 hours); 30 dB LAeq, 8hour



for bedrooms (23.00 hours – 07.00 hours); and 45dB LAmax for individual noise events in bedrooms (23.00 hours – 07.00 hours). We shall utilise double glazing with sealed units and a 15cm cavity for all windows in the property. This will reduce noise levels from outside the property by approximately 44db and bring the sound levels to within those recommended.

If there are any further suggestions, please feel free to let me know.

Sincerely

A handwritten signature in black ink, appearing to read 'Ramy E. A. Mottalib'.

Ramy E. A. Mottalib

Director, Hanok Holdings Ltd.