

# CONDITION 3 STATEMENT

Revision -

## 1. INTRODUCTION

- i. This document is intended to satisfy Pre-Occupation Condition 3 23/00331/F issued on 23rd February 2024.
- ii. The wording of both conditions is noted below for reference:
- iii. 3 - *Noise from development*

*No commencement of use shall take place until an assessment on the potential for noise from the development, including any plant and equipment, affecting neighbouring residential properties has been submitted to and been approved in writing by the Local Planning Authority.*

*If the assessment indicates that noise from the development is likely to affect neighbouring residential or commercial properties, then a detailed scheme of noise mitigation measures shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.*

*The noise mitigation measures shall be designed so that nuisance will not be caused to the occupiers of neighbouring noise sensitive premises by noise from the development.*

*The noise assessment shall be carried out by a suitably qualified acoustic consultant/engineer and shall take into account the provisions of BS 4142:2014+A1:2019 Methods for rating and assessing industrial and commercial sound and BS 8233: 2014 Guidance on sound insulation and noise reduction for Buildings.*

*The approved scheme shall be implemented prior to the commencement of the use and be permanently maintained thereafter.*

*Reason: To safeguard the residential amenity of nearby occupiers.*

## 2. STATEMENT:

- i. The proposed development is for a change of use of a residential building to a specialist dental surgery with a storage unit in the rear garden. The rating level of any noise generated by plant & equipment in the dental surgery will be at least 5 dB below the background level. Any equipment placed in the storage unit in the rear garden will not have any detrimental impact to the adjoining residential dwelling. Due to the limited noise levels from the plant/equipment at the dental surgery, it is deemed unnecessary for a noise assessment to be undertaken.
- ii. If there are any queries in relation to the statement above then please feel free to contact the agent (3bd Architects).