

From: [Matthew Rhodes](#)
To: [Planning Comments \(HPBC\)](#)
Cc: [Rosie Dinnen](#)
Subject: HPK/2023/0558 - Environmental Health Consultation#
Date: 08 March 2024 10:49:40

Dear Planning

Application number	HPK/2023/0558	Application type	Full - MINOR
Site address	2-4, High Street, Buxton, Derbyshire, SK17 6EU	Proposal	Conversion of the existing first floor apartments above The Vault pub into 5 no. hotel rooms with en-suites.

ADVICE TO LPA:

The Environmental Health Department has no objection to the proposed development subject to the conditions set out below being applied to any permission granted.

COMMENTS:

Condition 1 is recommended to protect the amenity of future residents with regard to noise.

CONDITIONS:

1. NSD10 - ACOUSTIC INSULATION FOR FLAT OVER COMMERCIAL

No part of the development hereby permitted shall be brought into use until full details of a sound insulation scheme has been submitted to and approved, in writing by the Local Planning Authority. The scheme shall adequately demonstrate a system of sound insulation between commercial and residential uses, that is designed to achieve an airborne sound insulation value of no less than:

- Airborne Sound Insulation 53 DnT,w+Ctr dB

The approved scheme shall then be implemented prior to the permission being brought into use, to the written satisfaction of the Local Planning Authority, and maintained in use for the life of the development.

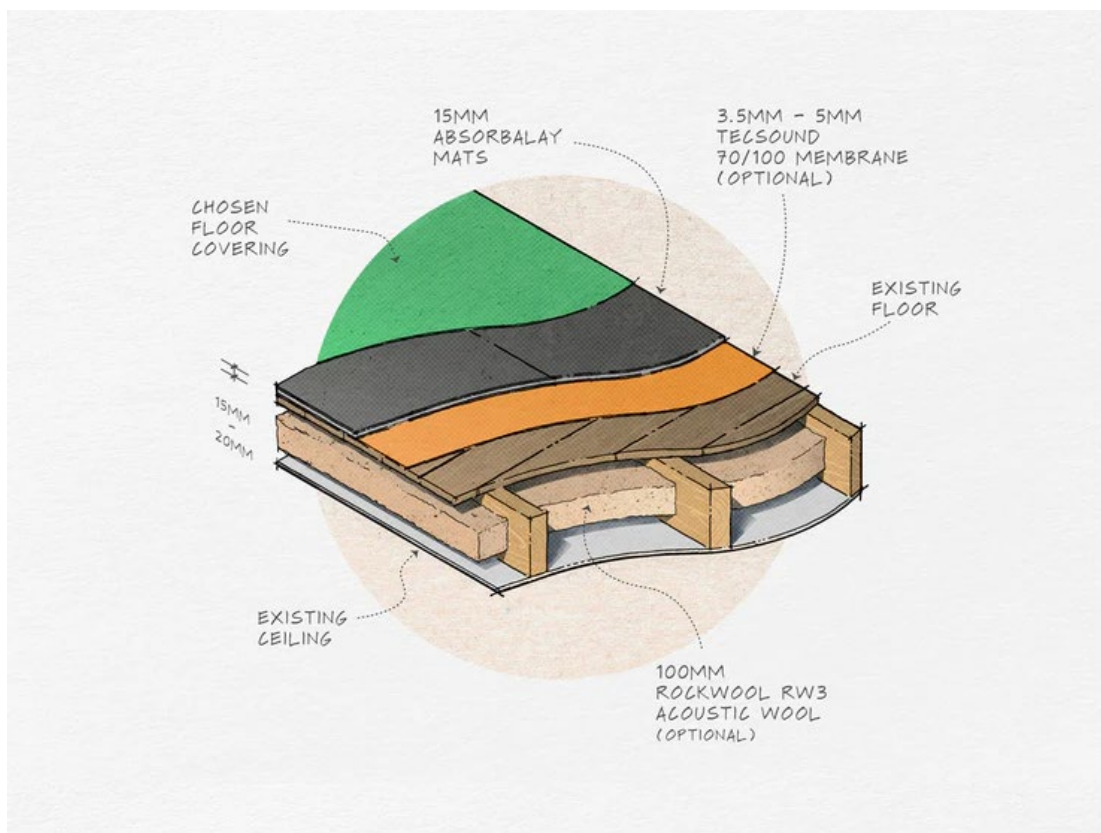
INFORMATIVE NOTE: This requirement exceeds Building Control Approved Document E requirements, which would not apply for this commercial/residential split anyway.

To achieve these levels of sound reduction a system utilising isolation, mass and absorption, in combination will be required. The scheme should be approved by the LPA before installation.

An example would be the "Absorbalay High Impact Floor Solution"

<https://soundstop.co.uk/products/absorbalay-high-impact-floor-solution>, which can achieve an airborne sound reduction of up to 64dB.

The developer should speak to their supplier or an acoustic consultant to ensure any system is suitable for their application.



Regards

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