



Bute Yard

Rothesay, Isle of Bute

Noise Impact Assessment and Management Plan
Prepared for Bute Land

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Contents

1.	Introduction	3
2.	Site description	3
3.	Bute Yard proposals	4
4.	Consultation with Argyll & Bute Council	6
5.	Baseline noise survey	6
6.	Typical operational sound source levels	7
7.	Noise impact assessment – Fixed Plant	9
8.	Noise impact assessment – Servicing	9
9.	Acoustic performance of the Main Building	11
10.	Event noise management plan	13
11.	Conclusions	18

Appendix A – Limitations of the report

Bute Yard

Rothesay, Isle of Bute

1. Introduction

Bute Land proposes to create a food and drink hub in the heart of Rothesay, Isle of Bute, providing a base for Bute Kitchen and Isle of Bute Gin in combination with a flexible space for community events and markets.

Essentially, operation of the development will comprise the regular day to day operation of Bute Kitchen, Isle of Bute Gin and additional commercial rental units, as well as intermittent events, including monthly farmers' markets, tourism and community events, and pop-up food and drink events, with the potential for occasional private functions.

The purpose of this document is to predict and assess the potential noise impacts associated with the proposals and to set out the measures to which Bute Land is committed to ensure that noise break-out from regular and occasional activities is effectively managed to ensure protection of the amenity of local residents.

This document comprises two parts, a Noise Impact Assessment and a Noise Management Plan. Bute Land has committed to update the relevant sections as plans for the development progress, and will keep Argyll and Bute Council (ABC) informed as the detailed design crystallises.

2. Site description

Bute Yard is located in the centre of Rothesay, Isle of Bute, south of Castle Street and east of High Street. The area is accessed from High Street to the south of the Yard, opposite the Police Station, and is bounded by existing residential and commercial uses to the north and west, and Trinity Church to the east.

The closest identified noise sensitive receptors are on Castle Street and High Street, facing towards the roads and with rear windows and outdoor habitable areas bounding the proposed development site. It should be noted that the closest dwellings to the west of Bute Yard on High Street are currently unoccupied and under the ownership of the Applicant. There

is no intention to make these available for continued residential use, and future applications may consider alternative uses of these buildings.

There are also two semi-detached dwellings to the south east, adjacent to the site boundary.

Consultation with ABC has confirmed that there are further dwellings at greater distance from the development, which will have a clear line of sight on to the Yard, including Rothesay Court elderly accommodation of Broadcroft Lane to the south and elevated dwellings on Mount Pleasant Road to the east.

Desk top studies and previous site visits indicate that the area is subjectively quiet and that the dominant noise source in the prevailing acoustic environment is road traffic noise from Castle Street and High Street. The site will also be subject to typical urban soundscape sounds commensurate with a small town, including fixed plant, people noise, and use of the surrounding retail and leisure uses. The coastal environment will also create its own soundscape, including movements at the ferry terminal and natural sounds.

3. Bute Yard proposals

Bute Yard will occupy the courtyard area between High Street and Castle Street as described.

At its heart will be the Main Building which will provide a home for Isle of Bute gin distillery, a café and premises for Bute Kitchen, as well as a flexible event space. The building will be a steel frame agricultural-style building, clad with Euroclad sinusoidal panels and with vehicle accesses on the north and west facades and additional pedestrian accesses.

Plans also include four additional units in the north of the site, which will be tenanted by other local businesses.

The distillery, café and ancillary buildings will operate day to day, with core hours anticipated to be 0800 to 1800h. During this time, operational noise sources will include cumulative noise from fixed plant items, and vehicle movements, including deliveries and staff. The majority of patrons are expected to arrive on foot and will generate few vehicle movements, although parking spaces will be available within the courtyard.

Bute Yard will also operate as a community hub and will be available for various events. Although the detail of the events and their frequency is currently unknown and will evolve as

the demand for various uses becomes clear, the Applicants have provided a description of these activities as follows:

- Farmers Markets – monthly on a Saturday or Sunday, with the potential for both Saturday and Sunday, varying with season and demand. These may use the Main Building and Courtyard spaces. The Markets will be operational between 0800 (set up) and 1700h (pack down). An example of an existing similar enterprise is Bowhouse in Fife (www.bowhousefife.com);
- Food trucks and street food events – these would have a similar format to the Farmers Market events, using inside and outside spaces and held monthly initially, with the potential to extend the programme, varying with season and demand. These events will be set up from 1000h and conclude at 2200h. An example of an existing similar enterprise is Big Feed in Glasgow (www.big-feed.com);
- Community events – principally health and wellbeing activities attended by the local community. This may include yoga classes, craft and cookery activities and will occur within the Main Building and be attended by less than 30 people. The frequency and timings of classes will vary with demand and may occur during daytime or evening periods;
- Tourism events – Bute Yard will work closely with the existing calendar of Isle of Bute events, as well as with other island businesses, to provide space and activities to complement other festivals and events. This may include St Andrew’s day ceilidhs, Light to Dark winter festival, Dark to Light summer festival and Burns Day celebrations;
- Private events – these will not be the primary function of Bute Yard and will be approached with care, as the Applicant is conscious of the need to balance such events with the amenity of the local community. Events may include weddings or other gatherings. Private events where amplified music is a focus will therefore not feature in the early stages of Bute Yard operation, as the Operators will require the opportunity to assess the scope for such events within the restrictions that would be appropriate to the setting. A start up period of 6 months has been suggested, during which appropriate investigations can be conducted.

4. Consultation with Argyll & Bute Council (ABC)

Consultation has been undertaken with the ABC Department of Environmental Health to agree standards and methodology for assessment.

The Environmental Health Officer (EHO) advising the Planner agreed that noise day to day activities at Bute Yard, including deliveries, fixed plant and staff ingress and egress etc. could be managed through restrictions on hours of operation and cumulative limits on noise from fixed plant. Providing the appropriate measures were put in place, it was agreed that day to day activities were unlikely to cause adverse effects.

The EHO also agreed that community uses, including Farmer's Markets, food trucks and street food events and community classes etc could similarly be managed and were unlikely to cause significant adverse effects.

He expressed concerns with regards to the use of the Main Building for occasional events featuring amplified music as a focus, on the basis that the construction of the building, and in particular its accesses and external toilets, was unlikely to effectively contain amplified sound break-out affecting the closest dwellings.

The EHO highlighted noise sensitive residential use on High Street and Castle Street, as well as Rothesay Court elderly accommodation on Broadcroft Lane to the south, and elevated dwellings on Mount Pleasant Road to the east. There is the potential for elements of all dwellings to have direct lines of sight down on to the Yard and roof of the Main Building.

He agreed that more detail on the parameters and management of events featuring amplified sound as a focus should be provided to assist ABC in their consideration of the potential off-site effects. Operational noise management protocols are discussed in section 10 below.

5. Baseline noise survey

This NIA has been prepared during the COVID-19 lockdown. The Association of Noise Consultants (ANC) and Institute of Acoustics (IOA) have issued a document titled *Joint Guidance on the Impact of COVID-19 on the Practicality and Reliability of Baseline Sound Level Surveying and the Provision of Sound & Noise Impact Assessments*. This guidance recommends against undertaking baseline noise surveys during the lockdown period for the

safety of acoustics practitioners, as well as the atypical baseline noise levels which would be recorded, as many environmental noise sources are currently suppressed.

The guidance suggests instead that acoustics practitioners make use of alternative sources of data to conduct noise assessments in lieu of specific measured site data, and that they should agree any alternative methodology with the Local Authority in advance of submission.

Given the specific nature of the typical soundscape on Bute, and the lack of other existing baseline noise information for this area, predicted levels of operational noise have been assessed against absolute standards, such as those contained within British Standard (BS) 8233 Guidance on sound insulation and noise reduction for buildings and the World Health Organisation (WHO) publication Guidelines for Community Noise.

Nonetheless, it is recommended that a baseline noise survey is undertaken in the future, when it is agreed that a more typical soundscape has returned; the lack of a survey should not, however, be a reason to delay the progress of the Application through the Planning system, as the alternative methodology using absolute standards provides sufficient information to inform ABC deliberations, and would in any case form the majority of the assessment under non-COVID conditions.

6. Typical operational sound source levels

Fixed plant

Noise from future fixed plant has been assessed in terms of Noise Rating curves inside the closest habitable rooms, when assessed with windows partially open for ventilation. As the exact details of the number and location of fixed plant that will be required are yet to be determined, then the standards applied are to be adopted as cumulative limits and fixed plant should be selected and positioned to ensure that these are achieved.

Servicing noise – Library data

For the purposes of assessing noise from daily servicing activities for the distillery, café and external tenanted units, library data has been used to predict the likely sound levels at the closest dwellings to the courtyard.

The following Table 1 presents summary data for one delivery cycle (vehicle arriving, reversing into position for delivery, unloading and departing) of a typical articulated vehicle, rigid vehicle and small commercial vehicle (van), normalised to a separation distance of approximately 5m.

Table 1: Library data for deliveries

Vehicle	Approximate time (T) for 1 delivery cycle (s)	Noise level from 1 delivery cycle at 5m separation (dB(A))
Articulated vehicle	1920	66
Rigid vehicle	560	64
Small commercial vehicle (van)	280	52

Amplified sound and people noise (events)

In order to assess the capacity of the Main Building to contain amplified sound from events, typical broadband sound levels and the corresponding spectral shape have been derived from KSG Acoustics library data. This approach ensures that low frequency sound is appropriately represented and minimises the potential for underestimating the impact off-site.

The following Table 2 summarises the adopted source data for events featuring significant amplified music as a focus (eg loud wedding band or gig etc.) and events where amplified music is complementary and not a focus (eg Farmers’ Market or Street Food event). These spectral shapes have been used to predict the noise break-out from the Main Building and to identify the opportunities and constraints on the use of the building as it is currently designed.

Table 2: Source data for amplified music noise break-out calculations (Leq,15min at back of the live area)

Octave band centre frequency (Hz)	31.5	63	125	250	500	1000	2000	4000	A
Rock / pop music where amplified music is the focus (loud wedding band / gig etc.)	100	104	94	90	90	87	83	78	92
Rock / pop music where amplified music is complementary (Farmers’ Market / Street Food event)	78	82	72	68	68	65	61	56	70

7. Noise Impact Assessment – Fixed Plant

This section applies to fixed plant associated with the distillery, café and external tenanted units, and not any temporary fixed plant requirements that may be associated with specific events (eg generators or temporary lighting etc.)

Noise from future fixed plant has been considered in terms of Noise Rating curves inside the closest habitable rooms, when assessed with windows partially open for ventilation. As the exact details of the number and location of fixed plant that will be required are yet to be determined, then the standards applied are to be adopted as cumulative limits and fixed plant should be selected and positioned to ensure that these are achieved.

Modern fixed plant is capable of very low noise output, providing sufficient room has been allowed for larger fans or acoustic enclosures, depending on the requirements for air flow etc. Low noise models should be selected as a priority. Typically, air conditioning units will operate during opening hours only and chillers and condensers will operate on a reduced load overnight; this has the desired effect of lower plant noise levels during night time hours.

Providing sufficient care is taken in appropriate plant selection, location and installation and, where required, mitigation, Bute Yard will be able to operate plant items 24 hours while achieving appropriate levels inside the nearest noise sensitive dwellings in accordance with the requirements of ABC. Further advice should be sought at the detailed design stage and this matter should be addressed in the interim with a suitably worded condition.

Typically, cumulative plant noise should not exceed NR35 during the day (0700 – 2300h) and NR25 at night (2300 – 0700h) when assessed inside the closest future habitable rooms with windows partially open for ventilation.

8. Noise Impact Assessment – Servicing

Based on the library data presented in Table 1 above, predictions have been undertaken of the likely servicing noise levels that may affect the closest dwellings during daytime deliveries by each of the three vehicle types. Servicing predictions relate to the Main Building only receiving deliveries through the south goods access. It is assumed that the smaller Units 2-5 would receive deliveries from cars or small commercial vehicles only.

The closest dwellings to the goods access are to the south east, immediately beyond the site boundary. For the purposes of this assessment, it has been assumed that a close boarded fence of height 2.5m has been incorporated along the site boundary, which will have the effect of completely obscuring any potential line of sight from the dwellings on to the goods access.

Calculations are presented for a typical 1-hour period during which a single delivery would occur. It is assumed that servicing to all Units would be restricted to daytime hours only.

The following Table 3 presents predictions of absolute sound levels that would be experienced in internal and external habitable areas during servicing activities.

Table 3: Predicted servicing noise affecting habitable areas (daytime)

Receiver location	External (LAeq,1h) (dB)			Internal (windows partially open) (LAeq,1h) (dB)		
	Articulated vehicle	Rigid vehicle	Small commercial vehicle (van)	Articulated vehicle	Rigid vehicle	Small commercial vehicle (van)
Closest dwellings to the north (15m)	43	37	21	28	22	6

BS8233 and The WHO publication Guidelines for Community Noise contain guidance with respect to suitable noise levels for internal and external habitable spaces. With respect to acceptable levels inside habitable rooms for resting conditions, both sources recommend 35dB during the day (0700 – 2300h) and 30dB at night (2300 – 0700h). For external habitable areas, the WHO recommends a level of 50dB to prevent the majority of people being moderately annoyed.

Consideration of the predicted noise levels presented in Table 3 above demonstrates that the daytime recommendations for internal and external values for habitable areas described in the WHO guidance and BS8233 for daytime can be met.

There is little doubt that noise from deliveries will be audible from time to time inside and outside the closest dwellings. These events are of short duration, however, and will be limited to the relatively less sensitive daytime period.

Bute Yard will implement a noise management strategy to ensure that noise associated with deliveries is minimised in so far as is reasonably practicable. This will include the following commitments:

- Deliveries to any unit will be received during stipulated daytime hours only (0700 – 1800h).
- To minimise noise impacts, delivery vehicle radio, engine and lights will be switched off. Drivers will be also be instructed not to slam their vehicle doors.
- Signs will be displayed reminding drivers that they are in a noise sensitive area.
- Drivers will be instructed to manoeuvre slowly and carefully and avoid over-revving engines. Reversing manoeuvres will be kept to a minimum by design.

It is considered that, providing deliveries are kept to within daytime hours only, noise from this source should not cause an unacceptable level of disturbance at the closest dwellings.

9. Acoustic performance of the Main Building

The Architectural specification for the Main Building indicates that the external walls will be clad with Euroclad Elite System 53 Sinusoidal metal cladding with 100mm mineral wool insulation.

The roof will be clad with Euroclad Elite System 2 with sinusoidal sheeting and 100mm mineral wool insulation. The roof also features distributed roof lights to facilitate natural light ingress to the space.

Manufacturer's acoustic test data has been requested for representative Euroclad products, which indicates that the laboratory performance Sound Reduction Index of the cladding systems is approximately 45-50dB in the mid frequencies, however the equivalent test in the low frequency range is approximately 12-17dB.

This pattern of acoustic performance is typical of cladding systems of this type; it should also be noted that the acoustic performance in situ will necessarily be lower due to gaps between panels and along the base of the sinusoidal wall cladding, as well as the effect on the acoustic performance of penetrations, including doors, windows and services.

The Main Building design features timber clad sliding doors on a metal frame on the north and west elevations, which are sufficiently large to allow vehicular access to the building. The basic door design will necessarily have gaps around the doors to allow their movement and, as such, these will be a significant acoustic weak point to the building.

On the basis of the current design, it is inevitable that amplified sound will break out through the structure, and, where sound levels are significantly elevated inside the venue, may cause adverse impacts at the closest dwellings. This may be the case during events where the focus is amplified sound, such as a loud wedding band or gig, however it is far less likely to cause significant effects where amplified sound levels are lower, for example during Farmers' Markets and Street Food events.

The effects on local dwellings from higher sound levels will also depend on the frequency of the events, as well as the timings. Infrequent events at higher sound levels during restricted times may be acceptable, however a greater frequency of similar events may not be.

The Code of Practice for Environmental Noise Control at Concerts, although not applicable in its entirety, offers advice with regards to the frequency of amplified sound events and the levels outside nearby dwellings that may be acceptable.

Briefly, it suggests the following approach¹ for events between the hours of 0900 and 2300h, combined with a specific Noise Management Plan. In the following Table 4, 'concert days' should be taken to mean amplified events where music is the focus:

¹ Adapted from Code of Practice on Environmental Noise Control at Concerts Table 1

Table 4: Guidelines for amplified music levels outside the closest dwellings

Concert days per calendar year	Venue category	Guideline
1 to 3	Urban and rural venues	The Music Noise Level (LAeq,15min) should not exceed 65dB(A) over a 15 minute period at 1m from the façade of any noise sensitive premises
4 to 12	All venues	The Music Noise Level (LAeq,15min) should not exceed the background noise level by more than 15dB(A) over a 15 minute period

The guidance therefore suggests that Bute Yard could have a small number of events per annum with higher sound levels, and a larger number of events with commensurately lower sound levels as a mechanism to facilitate commercial operation of the venue while protecting the amenity of the closest dwellings.

For a greater number of amplified music focused events per annum, the guidance links the overall (broadband) music noise levels outside the closest dwellings to the typical prevailing background sound level. As previously described, due to the COVID-19 lockdown, it is not currently possible to establish the prevailing background sound levels, however this task could be undertaken later without delaying the progress of the Application through the planning system on the basis of the guidance set out above.

Events which create levels of amplified sound which are lower still and do not cause significant adverse effects should be unrestricted.

Acceptable levels in the venue will be defined and linked to defined positions on the site boundary closest to the surrounding residential dwellings. This level setting exercise will occur during the initial 6 month start up period.

Examination of the frequency specific data suggests that low frequency sound (63 and 125Hz octave band centres) has the greatest potential to break out of the building and to be audible at the closest noise sensitive dwellings, especially those beyond the south east and north

boundaries of the development. Low frequency sound will therefore require to be carefully managed within the venue itself to minimise the effects of sound in these frequencies.

Consultation and feedback from the local community will be vital to shaping the programme of events that can be accommodated and their frequency. Noise Management Plans for events are discussed in the following Section 10.

10.Event Noise Management Plan

This section describes the noise management measures and procedures to which the Applicant is committed to facilitate flexible use of the Main Building and Courtyard at Bute Yard. These measures are central to the protection of the amenity of nearby residents. Bute Yard takes its responsibilities as a good neighbour seriously and will endeavour to minimise any adverse impacts, in so far as is reasonably practicable.

It should be noted that this Noise Management Plan considers the use of Bute Yard for events only, and is not intended to apply to the day to day running of the distillery, cafe, and tenanted units.

It is acknowledged that sound levels during events will have a unique profile that may differ from day to day operations at Bute Yard, especially where events feature significant amplified music or attract larger numbers of people. It is important to recognise that these short periods of higher sound levels will be occasional and, as such, should not be considered on the same basis as any operational noise generated by the day to day running of Bute Yard.

All operations at Bute Yard will be subject to control through appropriate Planning Permissions and Licences, issued by ABC. These controls will determine the hours of operation and the activities that can be undertaken.

The event Noise Management Plan includes:

- Control of music and entertainment noise;
- Management of load in and load out activities and servicing;
- Management of patron ingress and egress; and
- Community liaison.

Control of music and entertainment noise

There are various mechanisms to manage the potential impact of music and entertainment noise, including restrictions of hours during which private events may occur, and maximum sound levels from amplified music elements at front of house, relating to levels outside the closest dwellings (broadband and frequency specific).

Depending on the available budget and intention to host regular events where amplified sound is a focus, Bute Yard may also provide in-house backline and PA and in-house audio technicians to oversee events. It is also common for venues in noise sensitive settings to create a shortlist of bands / entertainment which have been approved to provide entertainment at private events.

A stringent noise control programme will be exercised throughout events incorporating amplified music and audio to ensure that entertainment noise break-out is routinely minimised in so far as is reasonably practicable and to the satisfaction of ABC.

The noise control procedures that will be adopted are as follows:

- Sound system design

All sound systems will be set up in such a way as to minimise noise break-out from building. Specific measures include the use of distributed PA systems and highly directional loudspeaker components (where practicable).

- Control of low frequency sound

Low frequency sound is an integral component of many genres of music, and, as such, acceptable levels must be maintained in the live areas. All reasonably practicable steps will be taken in the PA design to ensure that unnecessary spill from the venue is limited.

Subs will be arranged in a cardioid configuration, or using other effective technology, which will provide improved cancellation of low frequencies in targeted locations.

- Containment of music and entertainment noise within the live area

Music and entertainment noise will be contained within the live areas by ensuring that fire doors and other accesses remain closed while amplified audio is being played, subject to the

requirements of other Regulations. This should only apply where amplified sound is the focus of the event (eg wedding, gig etc.).

- Sound monitoring and control during sound checks and amplified music and entertainment

A sound management system will be in place, with a visual output available to the audio team. Levels in the live areas will correlate with a pre-determined off-site monitoring location(s) to ensure that predetermined limits are not exceeded and facilitate a reactive response. The system will consider A-weighted and frequency specific output to assist with the management of low frequency noise and to smooth out any dominant frequencies offsite that are not essential to the experience of those attending the event.

The purpose of the system is to ensure consistency in offsite noise profile during all amplified music focussed events, thereby limiting the potential for adverse impacts at sensitive receptors.

The procedure for dealing with any complaints received is set out later in this document.

Management of patron ingress and egress

Bute Yard will undertake to control the flows and routes of patrons on ingress and dispersal on egress.

Bute Yard will advise customers on the need to be respectful of neighbours and the surrounding area.

Patron access to external areas will be strictly limited and will be subject to strict curfews.

Designated smoking areas will be provided and managed at all times.

Stewarding

During specific events where it is required, Bute Yard will provide adequate stewarding, from patron ingress through to egress pre and post curfew. Stewards will ensure that time spent by patrons outside the venue is limited by rapid processing into the venue and rapid dispersal after the event has concluded.

Communications and community liaison

Bute Yard will consult with the local community to discuss their proposals for the use of the space.

Once operational, they will provide dedicated means of contact in order that any community concerns can be dealt with immediately. This will include telephone numbers, dedicated email address and any other web-based methods deemed appropriate to the community. Methods for community communication will be frequently checked and a log kept of complaints, including timing and detail. Where willing, complainants will be asked to identify their location.

Bute Yard will acknowledge receipt of a complaint and investigate immediately upon receipt of a complaint to ensure that all noise management mechanisms described in this plan are functioning. Where the complaint is justified, adjustments will be made as necessary and the situation will be reviewed for improvement. The actions taken will be relayed back to the complainant.

Any complaints received directly to ABC should also be shared through this mechanism, allowing Bute Yard the opportunity to respond quickly and effectively.

Bute Yard will give adequate notice to nearby residents of all events, using appropriate methods which may include use of a dedicated website, email or letter drop, as agreed with ABC.

Potential noise sources during load-in / load-out

Minimising noise from load-in / load-out for events and event-specific deliveries etc. should be undertaken in accordance with Best Practicable Means, as described in the Control of Pollution Act 1974, in so far as is reasonably practicable.

Staff involved in these activities will be inducted by Bute Yard and will be made aware of the type of 'common sense' precautions they should be taking to minimise noise impacts at the closest dwellings.

11. Conclusions

A Noise Impact Assessment of day to day operations and occasional events has been undertaken relating to the operation of Bute Yard, to be located in the centre of Rothesay.

Consideration has been given to the day to day operations of the distillery and café in the Main Building and external tenanted units, as well as various events and community activities.

It is considered that day to day operations are unlikely to cause significant adverse effects at the closest identified dwellings.

Similarly, community uses of the main building and monthly Farmers' Markets and Street Food events are unlikely to cause adverse effects, providing they occur during acceptable times. Feedback from the local community will be vital to shaping the programme of events that can be accommodated and their frequency.

A small number of events featuring higher sound levels where amplified music is a focus may also be acceptable, and guidance from the Code of Practice on Environmental Noise Control at Concerts has been referenced in this respect. These events will inevitably have a greater impact on the local community and will require to be integrated to the annual programme with care, however the proposed noise management strategy should assist with the planning and organisation of such events, as well as addressing any potential complaints, and will ensure that the potential for adverse impact will be minimised in so far as is reasonably practicable.

Private events where amplified music is a focus will therefore not feature in the early stages of Bute Yard operation, as the Operators will require the opportunity to assess the scope for such events within the restrictions that would be appropriate to the setting. A start up period of 6 months has been suggested, during which appropriate investigations can be conducted.

Further information will be provided as the detailed design progresses and this document should be updated accordingly.

Appendix A – Limitations of the report

This report has been prepared for the titled project or named part thereof and should not be used in whole or part and relied upon for any other project without the written authorisation of KSG Acoustics Limited. KSG Acoustics Limited accept no responsibility or liability for the consequences of this document if it is used for a purpose other than that for which it was commissioned. Persons wishing to use or rely upon this report for other purposes must seek written authority to do so from the owner of this report and/or KSG Acoustics Limited and agree to indemnify KSG Acoustics Limited for any and all loss or damage resulting therefrom. KSG Acoustics Limited accepts no responsibility or liability for this document to any other party other than the person by whom it was commissioned, subject to our standards Terms & Conditions. The findings and opinions expressed are relevant to the dates of the site works and should not be relied upon to represent conditions at substantially later dates. Opinions included therein are based on information gathered during the study and from our experience. If additional information becomes available which may affect our comments, conclusions or recommendations KSG Acoustics Limited reserve the right to review the information, reassess any new potential concerns and modify our opinions accordingly.