

DEVELOPMENT AND INFRASTRUCTURE SERVICES

Head of Service: ANGUS GILMOUR

14 OCT 2010

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**INTERNAL MEMORANDUM**

Date: 11th October 2010

To: Head of Planning & Regulatory Services

Your Ref: 10/01434/PP

From: Jo Rains, Area Environmental Health Manager  
Bute and Cowal

Our Ref:

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**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**  
**PROPOSAL: ALTERATIONS TO EXISTING GARAGE TO PROVIDE 2 FLATS AT UPPER**  
**LEVEL AND EXTERNAL ALTERATIONS**  
**ADDRESS: 22 JANE STREET, DUNOON, ARGYLL AND BUTE PA23 7HX**  
**GRID REFERENCE: 217247 676476**

I refer to the above application received to provide dwellings above a garage premises at 22 Jane Street. I have the following comments and observations to make concerning this application.

Any dwellings situated above an industrial premises such as a garage could be subject from nuisance from noise (patrons, vehicle engines, banging and grinding from repair work and machinery) odours (exhaust fumes, chemicals such as solvents and fuels) and to a lesser extent dust and particulates (exhaust fumes, repair work debris) unless appropriate safeguarding conditions are put in place.

It is noted from the supporting information that the garage is to be 'private use' by Cowal Building and Plumbing Supplies which will reduce disturbance from patron noise but it is assumed that the garage is still to be used for the maintenance of vehicles and repairs rather than purely secure storage. It is noted that the applicant has submitted hours of use.

**Noise**

The development will be required to submit a building warrant application prior to construction which will regulate the standard of sound insulation to be provided. It is recommended that advice is sought from a competent person to ensure that the method of construction and chosen materials are conducive to adequately insulating the dwelling areas from likely impact sounds and low frequency noise associated with motor vehicle repair. The level of insulation required may need to exceed the minimum sound reduction standards imposed by Building Regulations. The bedroom and living areas of the dwellings should be capable of meeting World Health Organisation recommendations for sound levels conducive to resting/sleeping and be 35 dB L<sub>Aeq</sub> for a reasonable level in a bedroom (30 dB L<sub>Aeq</sub> good level) between the hours of 23:00 and 07:00.