

# The South Molton Triangle

July 2022



GROSVENOR

Noise Impact  
Assessment Letter

ARUP



1 July 2022

Mark Hollington  
Development Planning  
Westminster City Hall  
64 Victoria Street  
London  
SW1E 6QP

Our ref 253436-11

Dear Mark

## South Molton Triangle – Noise Impact Assessment

Planning permission (reference 20/03987/FULL; as amended by 22/03379/NMA) was granted on 8 April 2022 for development at South Molton Triangle. This development includes residential properties as a change of use within existing buildings along South Molton Street at first floor and above (numbers 10, 15 -25, 27 and 42). Except for number 42, these properties have a rear elevation onto South Molton Lane. A range of planning use classes are proposed for the ground floor premises including Class E (flexible retail and food and beverage) and Sui Generis (drinking establishments), as defined by the New Use Classes Order.

A site suitability Noise Impact Assessment (NIA) was undertaken in June 2020 to assess the suitability of the project in terms of noise and vibration exposure. The NIA was submitted with the planning application (reference 20/03987/FULL), for which permission was granted on 8 April 2022. Following further design review, design amendments are proposed.

Arup has reviewed the proposed amendments and on the basis that the revised design does not alter the location of the residential properties and their façades, it is our view that the conclusions drawn in the NIA would remain the same as the consented development. The NIA concluded that the residential properties forming part of the South Molton Triangle project are suitable for residential uses in terms of noise and vibration exposure, subject to suitable planning conditions.

In light of the above, please take this letter as confirmation of the suitability of the revised South Molton Triangle scheme for residential development in terms of noise and vibration exposure.

**Our ref**

253436-11

**Date**

1 July 2022

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Yours sincerely

A handwritten signature in black ink, appearing to read 'Greg Harris', with a long horizontal flourish extending to the right.

**Greg Harris**

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