

Date: 13th August 2026

Our reference: NJD26-0194-001L

Mr Gary Rayne
Cussins Limited,
12 Bondgate Within,
Alnwick,
Northumberland,
NE66 1TD

Dear Gary

Land to the west of Commercial Road comprising, (Phase 1), Land & Car Park at Laygate Street/West Holborn, South Shields, (Phase 2 & 3), Land at Hill Street/Nile Street/Commercial Road/Laygate Street/Cone Street/East Holborn, South Shields - Condition 25, Planning Reference ST/0245/21/FUL

Due to changes to Phase 2 and 3 of the detailed layout, namely the removal of Apartment Block 1 and subsequent renumbering of plots and some amendments to house types (as approved under application 260196), this letter provides an update to the mitigation measures required, in line with Condition 25 of the above referenced outline planning permission. Condition 25 of the outline planning permission reads as follows:

25 Dwelling / plot noise mitigation measures

Notwithstanding details required by the reserved matters and before any dwelling reaches damp proof course [DPC] level, full details of proposed acoustic glazing / ventilation / fencing and that are to be consistent with the locations / recommendations of the Addendum Noise Assessment received 24/08/2021; shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

To ensure a satisfactory standard of development in the interest of residential amenity in accordance in accordance South Tyneside Local Development Framework Policy DM1(B).

The revised consented layout for the Cussins phases is provided at Enclosure 1.

The noise assessment and noise modelling outputs submitted for the original planning application have been reviewed alongside the amended layout in order to provide the glazing and ventilation requirements on a plot-by-plot basis. The house types and internal layouts for each plot have also been considered. No acoustic fencing is required for the Cussins phases.

Where no specific acoustic ventilation is required, standard trickle vents will be installed, the specification of which is provided at Enclosure 2.

The revised mitigation measures required are provided at Enclosure 3.

Yours sincerely

Nichola J Dixon-Boak CSci MIAQM MEnvSc MIOA

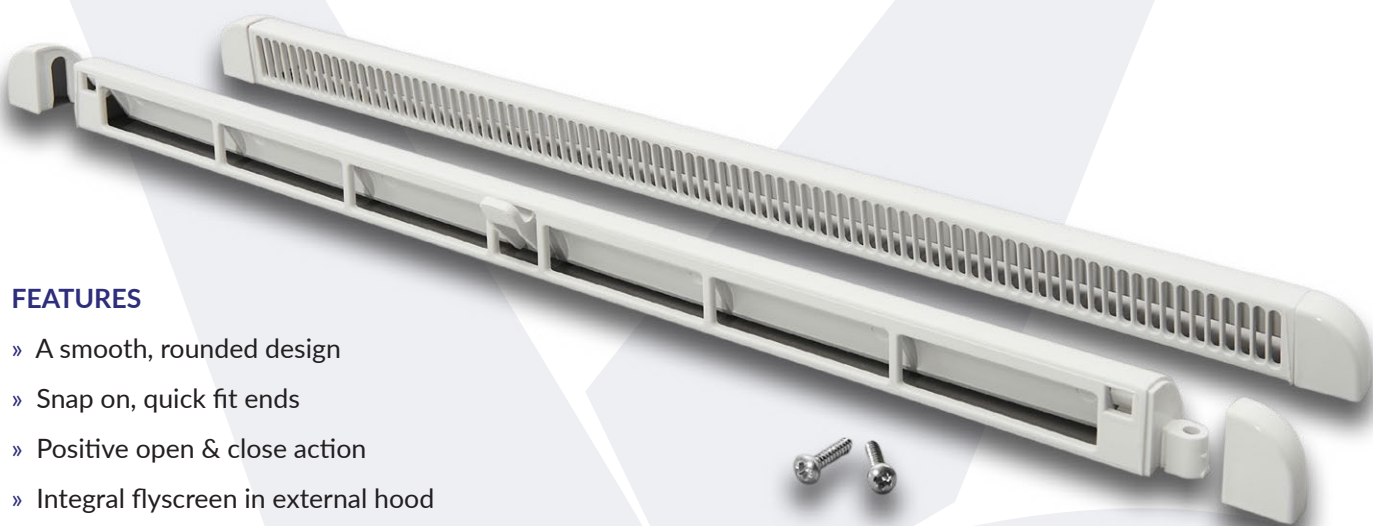
DIRECTOR

Enclosures:

1. Approved Layout
2. Standard Trickle Vent Specification
3. Mitigation Requirements

Simon Framevent Hi-Flow & Hi-Flow+

Manufactured in the highest quality U.V Stabilised PVCu, the Simon Framevent HF & HF + have been specifically designed to make it easy to achieve the requirements of Approved Document F 2021 whilst still maintaining the smooth, rounded aesthetic synonymous of the Framevent range.



FEATURES

- » A smooth, rounded design
- » Snap on, quick fit ends
- » Positive open & close action
- » Integral flyscreen in external hood
- » Suitable for PVCu, timber & aluminium windows

OPTIONS

- » Rod control available- for full compliance with Approved Document K 2013
- » Can be fitted to give updraught or down-draught
- » Dual colours & RAL colours available on request
- » Joiner pieces available

Tested in accordance with BS EN 1026:2016 & BS EN 1027: 2016 Weather performance

AVAILABLE IN:

- | | | |
|---|--|--|
|  Standard white (RAL 9910) |  Bright white (RAL 9016) |  Cream (RAL 1015) |
|  Tan (RAL 8003) |  Mahogany Rosewood (RAL 8017) |  Black (RAL 9005) |
|  Grey (RAL 7016) |  Irish Oak (RAL 1011) |  Chartwell Green (BS 14 C 35) |
|  Silver Grey (RAL 7001) |  Slate Grey (RAL 7015) |  Agate Grey (RAL 7038) |
|  Black Brown (RAL 8022) |  Ice Cream White (RAL 9001) | |

R.W. Simon Limited

System Works, Hatchmoor Industrial Estate, Torrington, Devon EX38 7HP United Kingdom
Tel: 01805 623721 Fax: 01805 624578 Email: info@rwsimon.co.uk Web: www.rwsimon.co.uk



Simon Framevent HF - HF+

Model Details	
Framevent HF	Length – 415mm Equivalent area as per BS 13141-1:2019 – 4191mm ² Box qty – 50 Slot Size – 365x13mm
Framevent HF+	Length – 525mm Equivalent area as per BS 13141-1:2019 – 5205mm ² Box qty – 50 Slot Size – 2 x (230x13mm) + (10mm land)

FIXING INSTRUCTIONS

- » Route out the Frame with the correct slot size & configuration for the model to be fitted
- » Place unit centrally over the slots
- » Fix unit in place by using screws provided
- » Screw hole centres are 20mm in from each end (40mm off the overall length)

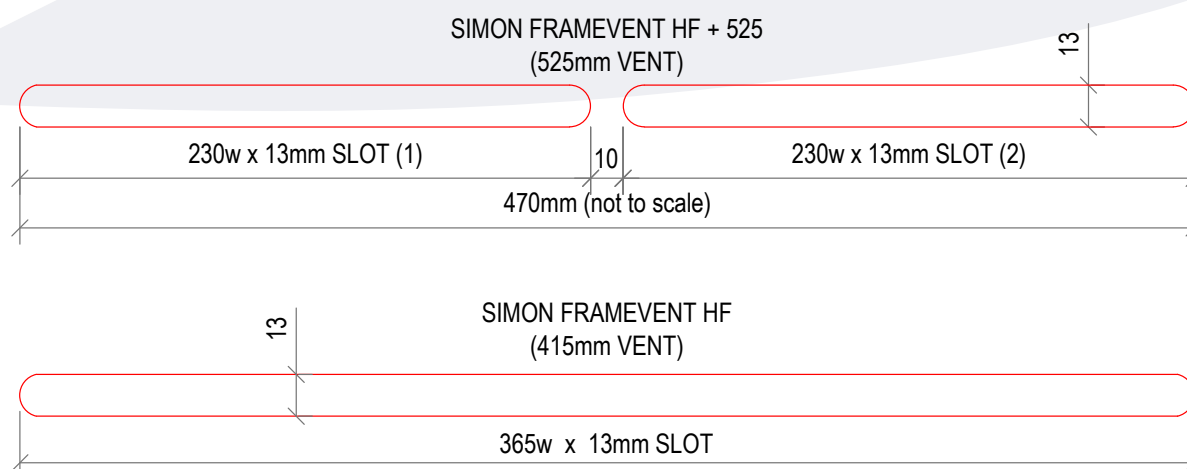
PERFORMANCE

- » Independently tested to BS EN 13141-1:2019
- » Water tightness of 400pa
- » Independently acoustically tested in accordance with BS EN 20140-10:2016, ISO 140-10:2010

MAINTENANCE

- » The Framevent can be cleaned using a damp cloth. The external hood should be brushed lightly to remove dust from the flyscreen area.

**Airflow rates quoted are for when fitted in accordance with manufacturer's instructions.
We recommend silicone sealing vents for best results**



Mitigation Recommendations							
Plot Details					Mitigation Required		
Plot	House Type	Room	Floor	Elevation	Glazing	Ventilation	
B61	HT4E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a	
B62	HT4E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a	
B63	HT4E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a	
B64	HT4E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a	
B65	HT4E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a	
B66	HT4E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a	
B67	HT4E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a	
B68	HT4E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a	
B69	HT4E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a	
B70	HT4E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a	
B71	HT4E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a	
B72	HT4E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a	
B73	HT4E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a	
B74	HT4E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a	
B75	HT4E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a	
B76	HT4E (V6)	Lounge	GF	West	Rw+Ctr = 27dB	n/a	
		Lounge/Bedroom 4	FF	West	Rw+Ctr = 27dB	n/a	
		Master Bedroom	SF	West	Rw+Ctr = 27dB	n/a	
		All remaining bedrooms	All	East	Rw+Ctr = 27dB	n/a	
B77	HT4E (V4)	Lounge	GF	West	Rw+Ctr = 27dB	n/a	
		Lounge/Bedroom 4	FF	West	Rw+Ctr = 27dB	n/a	
		Master Bedroom	SF	West	Rw+Ctr = 27dB	n/a	
		All remaining bedrooms	All	East	Rw+Ctr = 27dB	n/a	
B78	HT4E (V4)	Lounge	GF	West	Rw+Ctr = 27dB	n/a	
		Lounge/Bedroom 4	FF	West	Rw+Ctr = 27dB	n/a	
		Master Bedroom	SF	West	Rw+Ctr = 27dB	n/a	
		All remaining bedrooms	All	East	Rw+Ctr = 27dB	n/a	
B79	HT4E (V6)	Lounge	GF	West	Rw+Ctr = 27dB	n/a	
		Lounge/Bedroom 4	FF	West	Rw+Ctr = 27dB	n/a	
		Master Bedroom	SF	West	Rw+Ctr = 27dB	n/a	
		All remaining bedrooms	All	East	Rw+Ctr = 27dB	n/a	
B80	HT4E (V4)	Lounge	GF	West	Rw+Ctr = 27dB	n/a	
		Lounge/Bedroom 4	FF	West	Rw+Ctr = 27dB	n/a	
		Master Bedroom	SF	West	Rw+Ctr = 27dB	n/a	
		All remaining bedrooms	All	East	Rw+Ctr = 27dB	n/a	
B81	HT4E (V6)	Lounge	GF	West	Rw+Ctr = 27dB	n/a	
		Lounge/Bedroom 4	FF	West	Rw+Ctr = 27dB	n/a	
		Master Bedroom	SF	West	Rw+Ctr = 27dB	n/a	
		All remaining bedrooms	All	East	Rw+Ctr = 27dB	n/a	
B82	HT4E (V8)	Lounge	GF	West	Rw+Ctr = 27dB	n/a	
		Lounge/Bedroom 4	FF	West	Rw+Ctr = 27dB	n/a	
		Master Bedroom	SF	West	Rw+Ctr = 27dB	n/a	
		All remaining bedrooms	All	East	Rw+Ctr = 27dB	n/a	
B83	HT4E (V7)	Lounge	GF	West	Rw+Ctr = 27dB	n/a	
		Lounge/Bedroom 4	FF	West	Rw+Ctr = 27dB	n/a	
		Master Bedroom	SF	West	Rw+Ctr = 27dB	n/a	
		All remaining bedrooms	All	East	Rw+Ctr = 27dB	n/a	
B84	HT4E (V4)	Lounge	GF	West	Rw+Ctr = 27dB	n/a	
		Lounge/Bedroom 4	FF	West	Rw+Ctr = 27dB	n/a	
		Master Bedroom	SF	West	Rw+Ctr = 27dB	n/a	
		All remaining bedrooms	All	East	Rw+Ctr = 27dB	n/a	
B85	HT4E (V5)	Lounge	GF	West	Rw+Ctr = 27dB	n/a	
		Lounge/Bedroom 4	FF	West	Rw+Ctr = 27dB	n/a	
		Master Bedroom	SF	West	Rw+Ctr = 27dB	n/a	
		All remaining bedrooms	All	East	Rw+Ctr = 27dB	n/a	
B86	HT4E (V5)	Lounge	GF	West	Rw+Ctr = 27dB	n/a	
		Lounge/Bedroom 4	FF	West	Rw+Ctr = 27dB	n/a	
		Master Bedroom	SF	West	Rw+Ctr = 27dB	n/a	
		All remaining bedrooms	All	East	Rw+Ctr = 27dB	n/a	
B87	HT4E (V4)	Lounge	GF	West	Rw+Ctr = 27dB	n/a	
		Lounge/Bedroom 4	FF	West	Rw+Ctr = 27dB	n/a	
		Master Bedroom	SF	West	Rw+Ctr = 27dB	n/a	
		All remaining bedrooms	All	East	Rw+Ctr = 27dB	n/a	
B88	HT4E (V6)	Lounge	GF	West	Rw+Ctr = 27dB	n/a	
		Lounge/Bedroom 4	FF	West	Rw+Ctr = 27dB	n/a	
		Master Bedroom	SF	West	Rw+Ctr = 27dB	n/a	
		All remaining bedrooms	All	East	Rw+Ctr = 27dB	n/a	
B89	HT4E (V4)	Lounge	GF	West	Rw+Ctr = 27dB	n/a	
		Lounge/Bedroom 4	FF	West	Rw+Ctr = 27dB	n/a	
		Master Bedroom	SF	West	Rw+Ctr = 27dB	n/a	
		All remaining bedrooms	All	East	Rw+Ctr = 27dB	n/a	
B90	HT4E (V4)	Lounge	GF	West	Rw+Ctr = 27dB	n/a	
		Lounge/Bedroom 4	FF	West	Rw+Ctr = 27dB	Acoustic vents Dnew+Ctr = 39dB	
		Master Bedroom	SF	West	Rw+Ctr = 27dB	Acoustic vents Dnew+Ctr = 39dB	
		Bedroom 3	FF	East	Rw+Ctr = 27dB	Acoustic vents Dnew+Ctr = 39dB	
		Bedroom 2	SF	East	Rw+Ctr = 27dB	Acoustic vents Dnew+Ctr = 39dB	
B91	HT4E (V6)	Lounge	GF	West	Rw+Ctr = 27dB	n/a	
		Lounge/Bedroom 4	FF	West	Rw+Ctr = 27dB	Acoustic vents Dnew+Ctr = 39dB	
		Master Bedroom	SF	West	Rw+Ctr = 27dB	Acoustic vents Dnew+Ctr = 39dB	
		Bedroom 3	FF	East	Rw+Ctr = 27dB	Acoustic vents Dnew+Ctr = 39dB	
		Bedroom 2	SF	East	Rw+Ctr = 27dB	Acoustic vents Dnew+Ctr = 39dB	
B92	HT4E (V4)	Lounge	GF	West	Rw+Ctr = 27dB	n/a	
		Lounge/Bedroom 4	FF	West	Rw+Ctr = 27dB	Acoustic vents Dnew+Ctr = 39dB	
		Master Bedroom	SF	West	Rw+Ctr = 27dB	Acoustic vents Dnew+Ctr = 39dB	
		Bedroom 3	FF	East	Rw+Ctr = 27dB	Acoustic vents Dnew+Ctr = 39dB	

		Bedroom 2	SF	East	Rw+Ctr = 27dB	Acoustic vents Dnew+Ctr = 39dB
B93	HT4E (V4)	Lounge	GF	West	Rw+Ctr = 27dB	n/a
		Lounge/Bedroom 4	FF	West	Rw+Ctr = 27dB	Acoustic vents Dnew+Ctr = 39dB
		Master Bedroom	SF	West	Rw+Ctr = 27dB	Acoustic vents Dnew+Ctr = 39dB
		Bedroom 3	FF	East	Rw+Ctr = 27dB	Acoustic vents Dnew+Ctr = 39dB
		Bedroom 2	SF	East	Rw+Ctr = 27dB	Acoustic vents Dnew+Ctr = 39dB
B94	HT4E (V8)	Lounge	GF	West	Rw+Ctr = 29dB	Acoustic vents Dnew+Ctr = 39dB
		Lounge/Bedroom 4	FF	West	Rw+Ctr = 29dB	Acoustic vents Dnew+Ctr = 39dB
		Master Bedroom	SF	West	Rw+Ctr = 29dB	Acoustic vents Dnew+Ctr = 39dB
		Bedroom 3	FF	East	Rw+Ctr = 29dB	Acoustic vents Dnew+Ctr = 39dB
		Bedroom 2	SF	East	Rw+Ctr = 29dB	Acoustic vents Dnew+Ctr = 39dB
B95	HT4E (V7)	Lounge	GF	West	Rw+Ctr = 29dB	Acoustic vents Dnew+Ctr = 39dB
		Lounge/Bedroom 4	FF	West	Rw+Ctr = 29dB	Acoustic vents Dnew+Ctr = 39dB
		Master Bedroom	SF	West	Rw+Ctr = 29dB	Acoustic vents Dnew+Ctr = 39dB
		Bedroom 3	FF	East	Rw+Ctr = 29dB	Acoustic vents Dnew+Ctr = 39dB
		Bedroom 2	SF	East	Rw+Ctr = 29dB	Acoustic vents Dnew+Ctr = 39dB
C96	HT4E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C97	HT4E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C98	F201	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C99	HT6E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C100	HT6E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C101	HT6E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C102	HT6E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C103	HT6E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C104	HT6E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C105	HT6E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C106	HT6E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C107	HT4E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C108	HT4E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C109	HT4E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C110	HT4E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C111	HT4E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C112	HT4E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C113	HT4E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
Apartment Block 2 C114-C129	All flat types	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C130	F201	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C131	HT5E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C132	HT5i	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C133	HT5i	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C134	HT5E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C135	HT5E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C136	HT5i	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C137	HT5i	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C138	HT5E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C139	HT5E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C140	HT5i	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C141	HT5i	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C142	HT5E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C143	HT2E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C144	HT2i	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C145	HT2E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C146	HT2E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C147	HT2E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C148	HT2E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C149	HT2E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C150	HT2E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C151	HT2E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C152	HT2E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C152	HT2E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C154	HT2E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C155	HT2E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
Apartment Block 4 C156-C159	All flat types	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
Apartment Block 3 C160-C171	Flat Type 9	All habitable rooms	GF	All	Rw+Ctr = 27dB	n/a
Apartment Block 3 C160-C171	Flat Type 10	All habitable rooms	GF	All	Rw+Ctr = 27dB	n/a
Apartment Block 3 C160-C171	Flat Type 11	All habitable rooms	GF	North	Rw+Ctr = 27dB	n/a
Apartment Block 3 C160-C171	Flat Type 12	All habitable rooms	GF	North	Rw+Ctr = 27dB	n/a
Apartment Block 3 C160-C171	Flat Type 9	All habitable rooms	FF	All	Rw+Ctr = 27dB	n/a
Apartment Block 3 C160-C171	Flat Type 10	All habitable rooms	FF	All	Rw+Ctr = 27dB	n/a
Apartment Block 3 C160-C171	Flat Type 11	All habitable rooms	FF	North	Rw+Ctr = 27dB	n/a
Apartment Block 3 C160-C171	Flat Type 12	All habitable rooms	FF	North	Rw+Ctr = 27dB	n/a
Apartment Block 3 C160-C171	Flat Type 9	All habitable rooms	SF	All	Rw+Ctr = 27dB	n/a
Apartment Block 3 C160-C171	Flat Type 10	All habitable rooms	SF	All	Rw+Ctr = 27dB	n/a
Apartment Block 3 C160-C171	Flat Type 11	All habitable rooms	SF	North	Rw+Ctr = 27dB	n/a
Apartment Block 3 C160-C171	Flat Type 12	All habitable rooms	SF	North	Rw+Ctr = 27dB	n/a
C172	HT1	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C173	HT1	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C174	HT3	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C175	HT3	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C176	HT1	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C177	HT1	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C178	HT1	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C179	HT1	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C180	HT2E	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C181	HT2i	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C182	HT2i	All habitable rooms	All	All	Rw+Ctr = 27dB	n/a
C183	HT2E	All habitable rooms	All	All	Rw+Ctr=27dB	n/a
C184	HT3	All habitable rooms	All	All	Rw+Ctr=27dB	n/a
C185	HT2E	All habitable rooms	All	All	Rw+Ctr=27dB	n/a
C186	HT2i	All habitable rooms	All	All	Rw+Ctr=27dB	n/a
C187	HT2E	All habitable rooms	All	All	Rw+Ctr=27dB	n/a
C188	HT2E	All habitable rooms	All	All	Rw+Ctr=27dB	n/a

C189	HT2I	All habitable rooms	All	All	Rw+Ctr=27dB	n/a
C190	HT2E	All habitable rooms	All	All	Rw+Ctr=27dB	n/a
C191	HT2E	All habitable rooms	All	All	Rw+Ctr=27dB	n/a
C192	HT2i	All habitable rooms	All	All	Rw+Ctr=27dB	n/a
C193	HT2E	All habitable rooms	All	All	Rw+Ctr=27dB	n/a

Disclaimer

This mitigation scheme has been prepared solely for the purpose of supporting the associated planning application.

The recommendations contained herein are based on the assessment of environmental noise conditions relevant to the proposed development at the time of the noise survey undertaken as part of the original planning submission.