Network Space Developments Ltd

Ashroyd Business Park, Barnsley

Plot 3

Noise Report

June 2018

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1.0 Introduction

1.1 Purpose of this Report

This report presents the findings of a noise assessment undertaken for a outline application for employment uses within use classes B1(b) (research & development), B1(c) (light industry), B2 (general industrial) and b8 (storage and distribution) with ancillary offices (up to 9,180 m² (98,815 ft²)(gea)), and associated access, parking and circulation / service areas, infrastructure works and landscaping at Ashroyd Business Park, Hoyland, Barnsley.

Given the outline nature of the proposed development, a qualitative noise assessment has been undertaken.

A list of acoustic terminology and abbreviations used in this report is provided in Appendix A and a set of location plans and noise contour plots relevant to the assessment are presented in Appendix B. Report Conditions are presented in Appendix C.

1.2 Legislative Context (England)

This report is intended to provide information relevant to the local planning authority and their consultees in support of a planning application for the above proposed development. Policy guidance with respect to noise is found in National Planning Policy Framework. With regard to noise and planning, NPPF contains the following 4 short statements (section 123):

A. Avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;

B. Mitigate and reduce to a minimum, other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions;

C. Recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and

D. Identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

In support of the NPPF, Planning Practice Guidance (PPG): Noise was launched in March 2014. The overall aim of this guidance is, tying in with the principles of the NPPF and the Explanatory Note of the Noise Policy Statement for England, to, *'identify whether the overall effect of noise exposure is, or would be,*

above or below the significant observed adverse effect level and the lowest observed adverse effect level for the given situation.'

A summary of the effects of noise exposure associated with both noise generating developments and noise sensitive developments is presented within the NPPG and repeated as follows:

Table 1.1 Noise Exposure Hierarchy

Perception	Examples of Outcomes	Increasing Effect Level	Action
Not noticeable	No Effect	No Observed Effect	No Specific Measures Required
Noticeable and not intrusive	Noise can be heard, but does not cause any change in behaviour or attitude. Can slightly affect the acoustic character of the area but not such that there is a perceived change in the quality of life.	No Observed Adverse Effect	No Specific Measures Required
Lowest Observed Adverse Effect Level			
Noticeable and intrusive	Noise can be heard and causes small changes in behaviour and/or attitude, e.g. turning up volume of television; speaking more loudly; closing windows for some of the time because of the noise. Potential for non-awakening sleep disturbance. Affects the acoustic character of the area such that there is a perceived change in the quality of life.	Observed Adverse Effect	Mitigate and reduce to a minimum
Significant Observed Adverse Effect Level			
Noticeable and disruptive	The noise causes a material change in behaviour and/or attitude, e.g. having to keep windows closed most of the time, avoiding certain activities during periods of intrusion. Potential for sleep disturbance resulting in difficulty in getting to sleep, premature awakening and difficulty in getting back to sleep. Quality of life diminished due to change in acoustic character of the area.	Significant Observed Adverse Effect	Avoid
Noticeable and very disruptive	Extensive and regular changes in behaviour and/or an inability to mitigate effect of noise leading to psychological stress or physiological effects, e.g. regular sleep deprivation/awakening; loss of appetite, significant, medically definable harm, e.g. auditory and non-auditory	Unacceptable Observed Adverse Effect	Prevent

2.0 Assessment Criteria

In order to enable the assessment of the proposed development in terms of LOAEL and SOAEL, Table 2.1 presents equivalent noise levels and associated actions with the target noise level criteria identified.

Table 2.1 Noise Level Criteria and Actions

Effect Level	Assessment	Noise Level Criteria	Action / Justification
No Observed Adverse Effect	Building Services Plant Goods Deliveries	Source noise levels below background L_{A90} noise levels	No Action Required Source noise levels below the background noise is an indication of the sound source having a low impact and that complaints would be unlikely
	Absolute Criteria Goods Deliveries/Car Parking	Noise levels are below: *Bedrooms: 30 dB$L_{Aeq,8hours}$* / 45 dBL_{Amax} *Living Rooms: 35 dB$L_{Aeq,16hours}$* *External Amenity Space:* *50 dB$L_{Aeq,16hours}$*	Within BS8233 / WHO guideline criteria
Lowest Observed Adverse Effect Level (LOAEL)	Building Services Plant Goods Deliveries	Difference between source noise levels and existing background levels of zero to 5 dB	Action: None Justification: + 5 dB above background is considered an indication of an impact of marginal significance.
	Absolute Criteria Goods Deliveries/Car Parking	Noise levels are below: *Bedrooms: 30 dB$L_{Aeq,8hours}$* / 45 dBL_{Amax} *Living Rooms: 35 dB$L_{Aeq,16hours}$* *External Amenity Space:* *55 dB$L_{Aeq,16hours}$*	Within BS8233 / WHO guideline criteria
Significant Observed Adverse Effect Level (SOAEL)	Building Services Plant Goods Deliveries	Difference between source noise levels and existing background levels of greater than 10 dB	Action: Mitigate to achieve less than 5dB above background if possible: Justification: Depending on context, a difference of +10dB to be an indication that complaints are likely.
	Absolute Criteria Goods Deliveries/Car Parking	Noise levels are exceeded: Bedrooms: 30 dB$L_{Aeq,8hours}$ 45 dBL_{Amax} (More than 10 – 15 times per night) Living Rooms: 35 dB$L_{Aeq,16hours}$ *External Amenity Space:* *55 dB$L_{Aeq,16hours}$*	Mitigate and reduce to achieve (with windows closed): Bedrooms: 30 dB$L_{Aeq,8hours}$ Living Rooms: 35 dB$L_{Aeq,16hours}$ *External Amenity Space (where practicable):* *55 dB$L_{Aeq,16hours}$*

Effect Level	Assessment	Noise Level Criteria	Action / Justification
Unacceptable Observed Adverse Effect Level (UOAEL)	Building Services Plant Goods Deliveries	Difference between source noise levels and existing background levels of greater than 15 dB	Action: Reduce as far as practicable depending on context Justification:+10dB above existing background is an indication of a likely significant adverse impact
	Absolute Criteria Goods Deliveries/Car Parking	Internal noise levels exceed: Bedrooms: 51 $dBL_{Aeq,8hours,}$ 67 dBL_{Amax}	Mitigate and reduce to achieve as far as practicable

3.0 Assessment Methodology

With regard to operational noise sources including deliveries and building services plant, a detailed noise assessment would be undertaken at Reserved Matters stage. For the purpose of this assessment, relevant noise design criteria have been established with regard to existing receptors stated in Section 3.1 below.

3.1 Sensitive Receptors

The table below summarises receptor locations that have been selected to represent worst-case existing residential receptors with respect to direct noise from the proposed employment use. The locations of existing receptors are shown on SK02 in Appendix B respectively.

Table 3.1 Existing and Proposed Receptor Locations

Ref.	Description
R1	72 Hawshaw Avenue
R2	78 Hawshaw Avenue
R3	20 Hawshaw Bank
R4	3 Upper Holroyd Road
R5	15 Upper Holroyd Road
R6	17 Upper Holroyd Road
R7	103 Upper Holroyd Road
R8	1 Stonehill Close
R9	8 Stonehill Close
R10	127 Upper Holroyd Road
R11	64 Hawshaw Avenue

3.2 Tranquillity Rating

An assessment of the existing tranquillity level of the site has been based on the mapping data published by Campaign to Protect Rural England (CPRE). This uses a colour coded system and a 500m assessment grid for the whole of England, and a tranquillity rating of between 1 and 10 is assigned (1 being least tranquil and 10 being most). By reference to these maps the development is assessed as falling into Zones 2-3.

4.0 Noise Survey

4.1 Noise Survey Methodology

A monitoring survey was undertaken to characterise baseline ambient noise levels currently experienced on the site and to establish the relative local background and traffic noise levels. Equipment used during the survey included:

Norsonic 140	Environmental Noise Analyser	s/n	1402987
Norsonic 1251	Sound Calibrator	s/n	31291
Rion NL-52	Environmental Noise Analyser (WYG19)	s/n	253701
Rion NL-52	Environmental Noise Analyser (WYG23)	s/n	732146
Rion NC-74	Sound Calibrator	s/n	35046823

The measurement equipment was checked against the appropriate calibrator at the beginning and end of the measurements, in accordance with recommended practice, and no drift was observed. The accuracy of the calibrators can be traced to National Physical Laboratory Standards, calibration certificates for which are available on request.

A baseline monitoring survey was undertaken at six locations (as specified in the following table and shown in SK01 of Appendix B) from Wednesday 14th March 2018 to Wednesday 21st March 2018. Attended short term measurements were undertaken at four locations during day, evening and night-time periods with two additional locations being measured unattended over a 169-hour period. The raw data collected from the long-term monitoring is available upon request.

Measurements were taken in general accordance with BS 7445-1:2003 *The Description and Measurement of Environmental Noise: Guide to quantities and procedures*. Weather conditions during the survey period were observed as being dry with scattered showers. Anemometer readings confirmed that wind speeds were less than 5 ms^{-1} at all times during the survey, with a predominant easterly wind direction.

Table 4.1 Noise Monitoring Locations

Ref	Description
LT1	South of the site near Hawshaw Bank
LT2	West of the site near Stonehill Close
ST1	On site North of LT2
ST2	Upper Hoyland Road
ST3	B6096 in front of NMTF
ST4	B6096 opposite Metalliform Holdings

4.2 Noise Survey Results

The dominant noise sources found in the area include road traffic from Hawshaw Lane and the A6195 (Dearne Valley Parkway).

Ambient and background noise levels are usually described using the L_{Aeq} index (a form of energy average) and the L_{A90} index (i.e. the level exceeded for 90% of the measurement period) respectively. Road traffic noise is generally described using the L_{A10} index (i.e. the level exceeded for 10% of the measurement period).

Table 4.2 Meteorological Conditions during the Survey

Survey Location	Date & Time	Temperature (°C)	Wind Speed (m/s)	Wind Direction	Cloud Cover (Oktas)	Dominant Noise Source
Day ST1	21/03/2018 12:05	7	2-3	E	4	Traffic along A6195.
Day ST2	21/03/2018 11:39	7	2-3	E	3	Traffic along Upper Hoyland Road.
Day ST3	21/03/2018 11:04	7	1-2	E	3	Traffic along Halshaw Lane.
Day ST4	21/03/2018 10:45	7	1-2	E	2	Traffic along Halshaw Lane.
Evening ST2	20/03/2018	5	0-1	E	4	Traffic along A6195.
Evening ST3	20/03/2018	4	1-2	E	4	Traffic along Halshaw Lane.
Evening ST4	20/03/2018	4	1-2	E	3	Traffic along Halshaw Lane.
Night ST2	20/03/2018	1	0-1	E	2	Traffic along A6195.
Night ST3	20/03/2018	2	1-2	E	2	Traffic along Halshaw Lane.
Night ST4	20/03/2018	2	1-2	E	3	Traffic along Halshaw Lane.

The results of the statistical measurements and frequency measurements conducted during the survey are summarised in the following table. All values are sound pressure levels in dB (re: 2 x 10^{-5} Pa). For the LT locations, the presented $L_{Aeq,T}$ and $L_{A10,T}$ are average noise levels whilst the L_{A90} is the modal noise level of each 5 minute measurement over the stated survey period.

Table 4.3 Results of Baseline Noise Monitoring Survey

Period	Duration (T)	Monitoring Date and Times	Location	$L_{Aeq,T}$ (dB)	$L_{Amax,T}$ (dB)	$L_{Amin,T}$ (dB)	$L_{A10,T}$ (dB)	$L_{A90,T}$ (dB)
Weekday Daytime 07:00 - 23:00	82 Hours	14/03/2018 - 21/03/2018 11:13 - 12:23	LT1	52.2	89.9	31.9	52.9	50
Weekday Night-time 23:00 – 07:00	41 Hours	14/03/2018 - 12/03/2018 23:00 - 07:00		47.5	76.7	27.4	46.6	38

Period	Duration (T)	Monitoring Date and Times	Location	$L_{Aeq,T}$ (dB)	$L_{Amax,T}$ (dB)	$L_{Amin,T}$ (dB)	$L_{A10,T}$ (dB)	$L_{A90,T}$ (dB)
Weekend Daytime 07:00 - 23:00	32 Hours	17/03/2018 - 18/03/2018 07:00 - 23:00		52.0	79.1	32.4	52.7	48
Weekend Night-time 23:00 – 07:00	16 hours	17/03/2018 - 18/03/2018 23:00 - 07:00		47.5	70.8	29.7	49.0	36
Weekday Daytime 07:00 - 23:00	82 Hours	14/03/2018 - 21/03/2018 11:24 - 12:19	LT2	52.0	90.9	29.5	52.6	50
Weekday Night-time 23:00 – 07:00	41 Hours	14/03/2018 - 12/03/2018 23:00 - 07:00		47.1	86.4	25.0	45.6	32
Weekend Daytime 07:00 - 23:00	32 Hours	17/03/2018 - 18/03/2018 07:00 - 23:00		52.5	76.7	32.4	53.5	48
Weekend Night-time 23:00 – 07:00	16 hours	17/03/2018 - 18/03/2018 23:00 - 07:00		47.8	69.4	28.2	49.5	38
Daytime 07:00 - 19:00	15 Mins	21/03/2018 12:05	ST1	53.5	66.0	38.6	55.8	49.8
	15 Mins	21/03/2018 11:39	ST2	52.5	73.0	38.7	52.0	46.7
	30 Mins	21/03/2018 11:04	ST3	64.2	80.1	43.8	68.8	49.0
	15 Mins	21/03/2018 10:45	ST4	68.0	83.8	46.8	72.5	52.5
Evening 19:00 - 23:00	30 Mins	20/03/2018 19:58	ST2	47.3	68.8	40.2	47.8	43.6
	15 Mins	20/03/2018 20:34	ST3	65.4	79.6	41.1	70.2	46.0
	15 Mins	20/03/2018 20:58	ST4	67.3	84.3	38.6	71.1	44.0
Night-time 23:00 - 07:00	30 Mins	20/03/2018 23:57	ST2	40.5	53.2	32.1	42.9	36.8
	15 Mins	20/03/2018 23:37	ST3	55.4	77.2	36.3	47.6	39.2
	15 Mins	20/03/2018 23:20	ST4	61.7	82.8	36.0	59.9	39.5

All values are sound pressure levels in dB re: $2x\ 10^{-5}$ Pa

5.0 Assessment of Key Effect

5.1 Qualitative Operational Noise Assessment

The noise assessment undertaken as part of a detailed planning application for Plot 5, established that a proposed employment development within the wider site could be brought forward without unacceptable impacts being predicted at existing residential premises.

As the planning application is outline in nature and the location and positioning of proposed buildings and noise generating sources is not yet known, a qualitative assessment with regard to proposed 24 hour operations has been undertaken with further assessments to be undertaken at Reserved Matters stage.

The representative existing measured background noise level for each residential receptor, as stated in Table 3.1, has been established from a statistical analysis of the LT noise survey data.

Figure 1 LT1 Daytime Background Sound Level

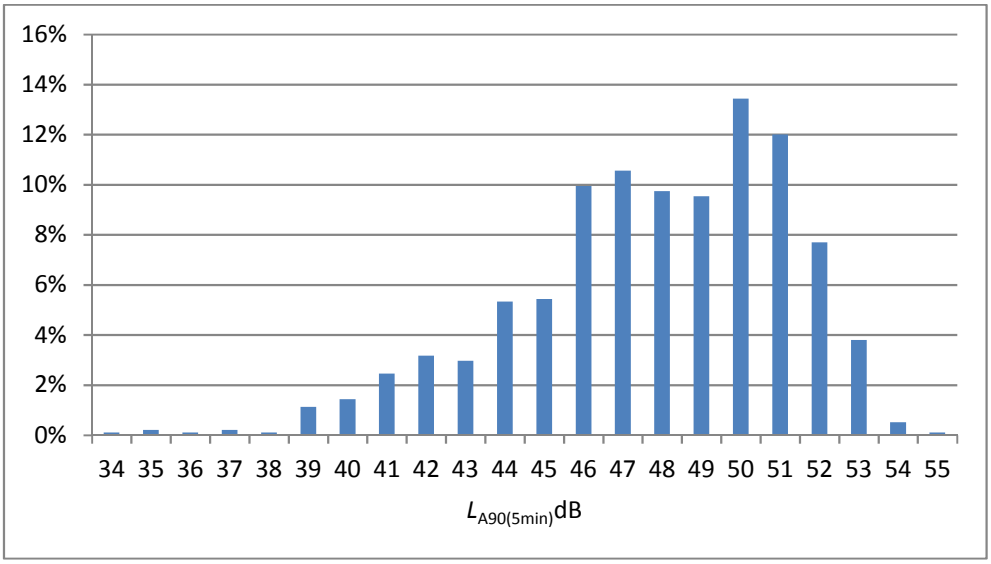


Figure 2 LT1 Night Time Background Sound Level

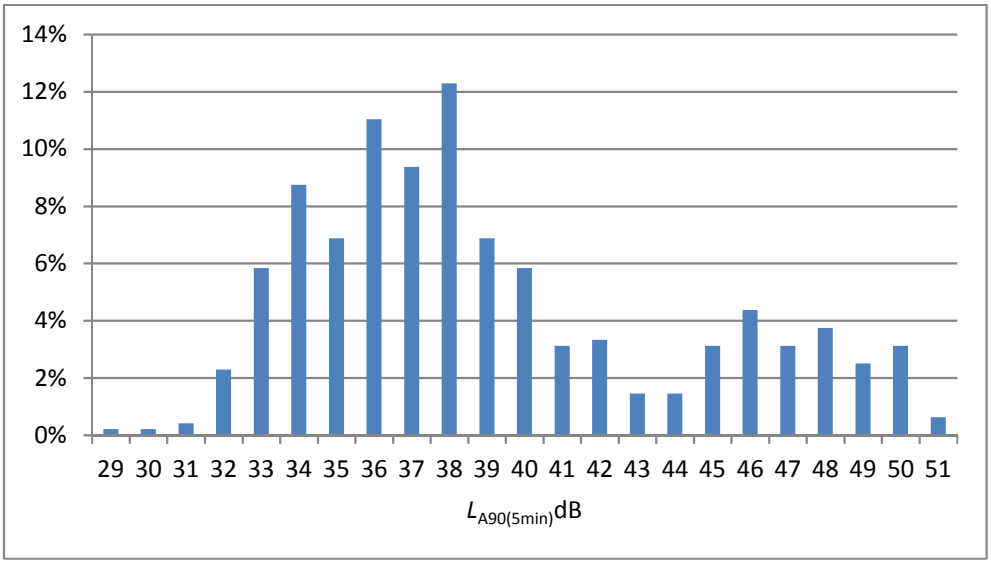


Figure 3 LT2 Daytime Background Sound Level

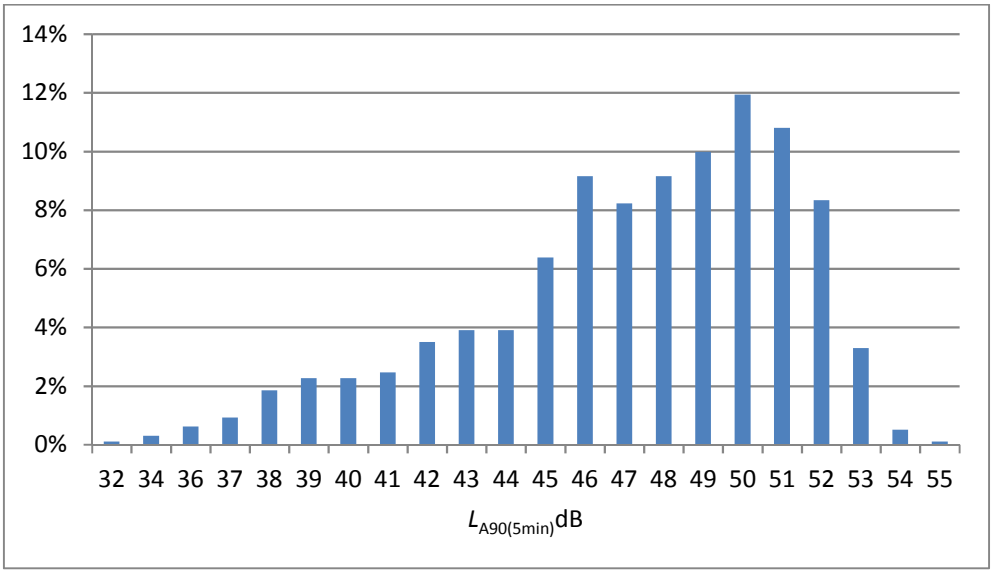
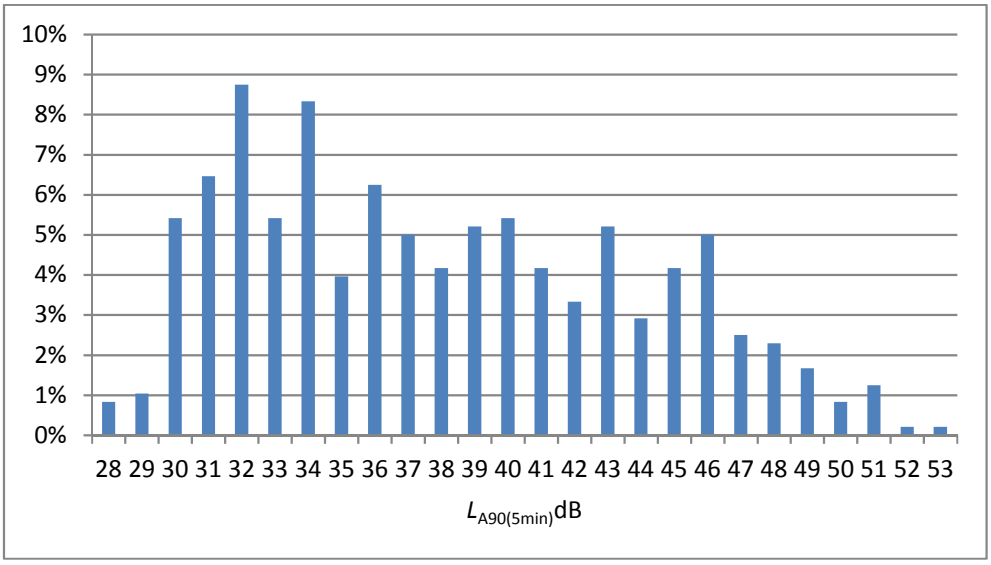


Figure 4 LT2 Night Time Background Sound Level



Based on the statistical analysis of the measured background noise level over the survey period as shown in Figures 1 to 4 above and a review of the noise survey data, the reference background noise levels at each residential receptor is presented below:

- R1 – R6 and R11 (LT1): Daytime: 46 dB L_{A90}, Night-time: 36 dB L_{A90}
- R7 – R 10 (LT2): Daytime: 44 dB L_{A90}, Night-time: 34 dB L_{A90}

With regard to Building Services Plant associated with Plot 3, a design criteria of a noise rating level of 5 dB below the background levels during the period when the plant could be operational is proposed. The proposed design noise limits at the receptor locations are shown in table 5.1.

Table 5.1 Proposed BSP Design Limits

Reference	Existing Measured Background L_{A90}		Proposed External Plant Noise Rating Level Design Limit at Receptors ($L_{A,Tr}$)	
	Daytime	Night-time	Daytime	Night-time
R1	46	36	41	31
R2	46	36	41	31
R3	46	36	41	31
R4	46	36	41	31
R5	46	36	41	31
R6	46	36	41	31
R7	44	34	39	29
R8	44	34	39	29
R9	44	34	39	29
R10	44	34	39	29

Reference	Existing Measured Background L_{A90}		Proposed External Plant Noise Rating Level Design Limit at Receptors ($L_{A,Tr}$)	
	Daytime	Night-time	Daytime	Night-time
R11	46	36	41	31

All values are sound pressure levels in dB re: 2x 10^{-5} Pa.

All calculations used to derive the above tables (including averaging of background noise levels and predicted source noise levels) have been undertaken to 1 decimal place to avoid perpetuation of rounding errors. However, in accordance with BS4142 Para 8.6, the levels are expressed as integers (with 0.5 dB being rounded up). This may mean that the arithmetic in the above table may appear to be up to 1 dB incorrect due to this rounding.

With regard to deliveries, subject to an assessment, which will be considered within context at reserved matters stage, the SOAEL noise rating criteria is presented in Table 5.2.

Table 5.2 SOAEL Noise Rating Level Criteria from Deliveries

Reference	Existing Measured Background L_{A90}		SOAEL Noise Rating Level Criteria from Deliveries ($L_{A,Tr}$)	
	Daytime	Night-time	Daytime	Night-time
R1	46	36	56	46
R2	46	36	56	46
R3	46	36	56	46
R4	46	36	56	46
R5	46	36	56	46
R6	46	36	56	46
R7	44	34	54	44
R8	44	34	54	44
R9	44	34	54	44
R10	44	34	54	44
R11	46	36	56	46

All values are sound pressure levels in dB re: 2x 10^{-5} Pa.

All calculations used to derive the above table (including averaging of background noise levels and predicted source noise levels) have been undertaken to 1 decimal place to avoid perpetuation of rounding errors. However, in accordance with BS4142 Para 8.6, the levels are expressed as integers (with 0.5 dB being rounded up). This may mean that the arithmetic in the above table may appear to be up to 1 dB incorrect due to this rounding.

With regard to Plot 3, where appropriate, through the adoption of industry standard noise control measures it is considered reasonable to conclude that noise effects will not be significant at existing receptors. Such measures include the control of building services noise, screening through either on-site buildings or barriers and the distribution of goods deliveries being undertaken in accordance with the DfT Quiet Deliveries Good Practice Guidance – Key Principles and Processes for Retailers: April 2014 which promotes a sustainable method of delivering goods with good practice guidance on minimising noise.

In addition, based on the Option A and Option B illustrative layout plans, it is anticipated that the proposed building will provide screening to some receptors from Plot 5 which would result in lower predicted noise levels from the noise generating activities within the wider site.

5.2 Tranquillity Assessment

An assessment of the existing tranquillity level of the site has been based on the mapping data published by Campaign to Protect Rural England (CPRE). This uses a colour coded system and a 500m assessment grid for the whole of England, and a tranquillity rating of between 1 and 10 is assigned (1 being least tranquil and 10 being most). By reference to these maps the development is assessed as falling into Zones 2-3. Therefore the site is not located in an area prized for its tranquillity value. There are public rights of way bordering the site to the north, west and south. The proposed development is unlikely to affect the current tranquillity of the area and will not disrupt current public rights of way. Therefore, the development is considered to have a negligible effect on local access to areas of tranquillity.

6.0 Conclusions of Noise Assessment

NPPF 123 A & B

As the planning application is outline in nature and the location and positioning of proposed buildings and noise generating sources is not yet known, a qualitative assessment has been undertaken with further assessments to be undertaken at Reserved Matters stage.

The assessment concluded that the proposed development is not expected to have a significant adverse impact on health or quality of life. Where appropriate, this will be achieved through the adoption of industry standard noise control measures which could include the control of building services noise, screening through either on-site buildings or barriers and the distribution of goods deliveries being undertaken in accordance with the DfT Quiet Deliveries Good Practice Guidance – Key Principles and Processes for Retailers: April 2014 which promotes a sustainable method of delivering goods with good practice guidance on minimising noise. Therefore, it is considered that the proposed development is complaint with the requirements of bullet points A and B within Section 123 of the NPPF.

NPPF 123 C & D

An assessment of the existing tranquillity level of the site has been undertaken and identified that the site is not highly prized for its tranquillity and recreational value in terms of noise. No businesses are located nearby the site which would be adversely affected by the proposals.

Planning Practice Guidance: Noise

Noise from the proposed development will be controlled in order for predicted noise levels to fall below the Significant Observed Adverse Effect Level (SOAEL) during both daytime and night-time periods.

Appendices

Appendix A – Acoustic Terminology and Abbreviations

An explanation of the specific acoustic terminology referred to within this report is provided below.

dB Sound levels from any source can be measured in frequency bands in order to provide detailed information about the spectral content of the noise, i.e. whether it is high-pitched, low-pitched, or with no distinct tonal character. These measurements are usually undertaken in octave or third octave frequency bands. If these values are summed logarithmically, a single dB figure is obtained. This is usually not very helpful as it simply describes the total amount of acoustic energy measured and does not take any account of the ear's ability to hear certain frequencies more readily than others.

dB(A) Instead, the dBA figure is used, as this is found to relate better to the loudness of the sound heard. The dBA figure is obtained by subtracting an appropriate correction, which represents the variation in the ear's ability to hear different frequencies, from the individual octave or third octave band values, before summing them logarithmically. As a result the single dBA value provides a good representation of how loud a sound is.

L_{Aeq} Since almost all sounds vary or fluctuate with time it is helpful, instead of having an instantaneous value to describe the noise event, to have an average of the total acoustic energy experienced over its duration. The $L_{Aeq,\ 07:00 - 23:00}$ for example, describes the equivalent continuous noise level over the 12 hour period between 7 am and 11 pm. During this time period the L_{pA} at any particular time is likely to have been either greater or lower that the $L_{Aeq,\ 07:00 - 23:00}$.

L_{Amin} The L_{Amin} is the quietest instantaneous noise level. This is usually the quietest 125 milliseconds measured during any given period of time.

L_{Amax} The L_{Amax} is the loudest instantaneous noise level. This is usually the loudest 125 milliseconds measured during any given period of time.

L_n Another method of describing, with a single value, a noise level which varies over a given time period is, instead of considering the average amount of acoustic energy, to consider the length of time for which a particular noise level is exceeded. If a level of x dBA is exceeded for say. 6 minutes within one hour, then that level can be described as being exceeded for 10% of the total measurement period. This is denoted as the $L_{A10,\ 1\ hr}$ = x dB.

The L_{A10} index is often used in the description of road traffic noise, whilst the L_{A90}, the noise level exceeded for 90% of the measurement period, is the usual descriptor for underlying background noise. L_{A1} and L_{Amax} are common descriptors of construction noise.

R_w The *weighted sound reduction index* determined using the above *measurement* procedure, but weighted in accordance with the procedures set down in BS EN ISO 717-1. Partitioning and building board manufacturers commonly use this index to describe the inherent sound insulation performance of their products.

An explanation of abbreviations used within this report is provided below.

CADNA – Computer Aided Noise Abatement

DMRB – Design Manual for Roads and Bridges

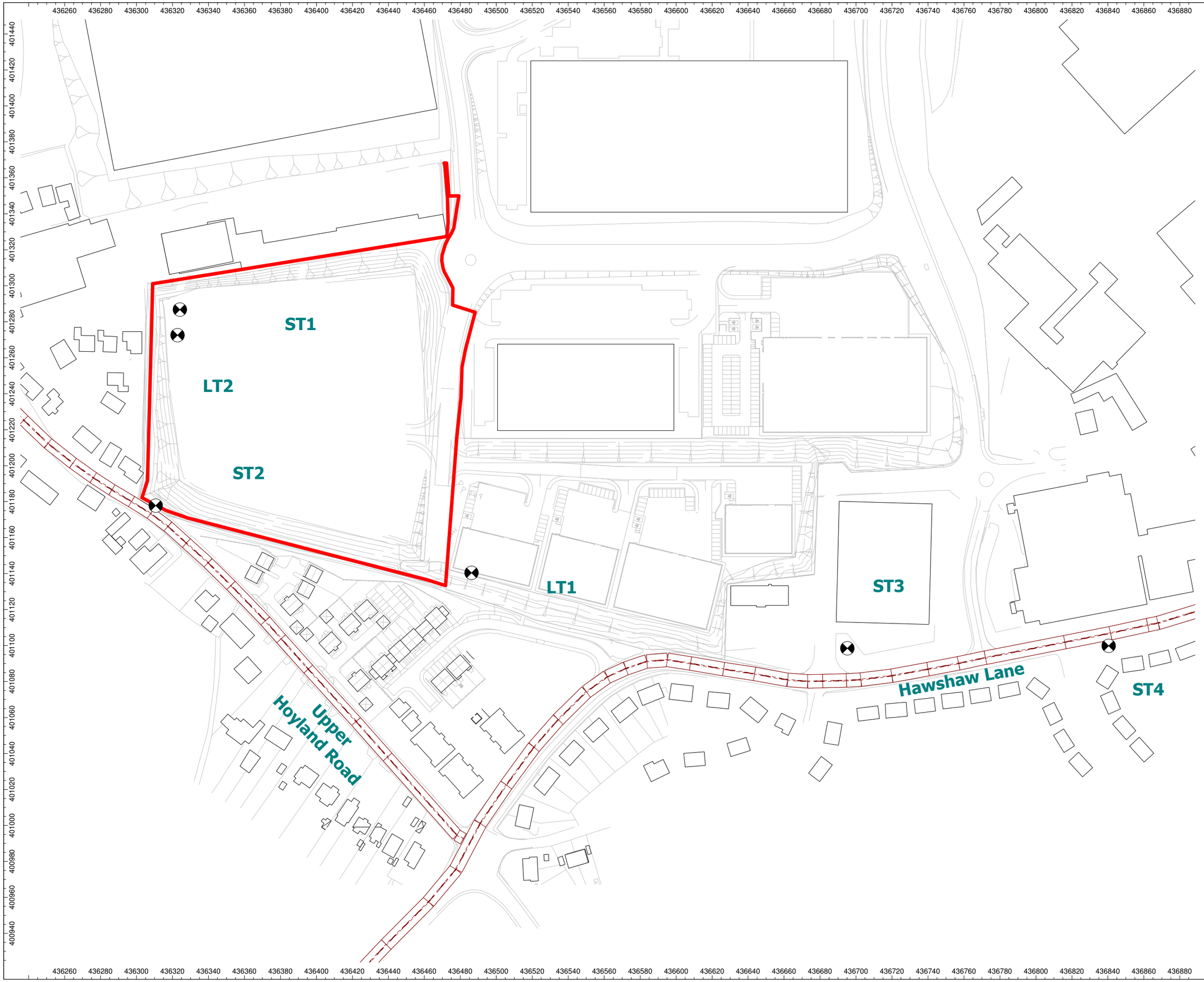
HGV – Heavy Goods Vehicle

WYGE – WYG Environment

Appendix B – Sketches

SK01 Noise Monitoring Locations

SK02 Receptor Location Plan



Client:
Network Space Developments Ltd

Project:
Ashroyd Business Park, Barnsley

Project Number:
A099897

Drawing Title / Scenario:
Noise Monitoring Location Plan

Drawing Number:
SK01

Key:

Noise Monitoring Locations:

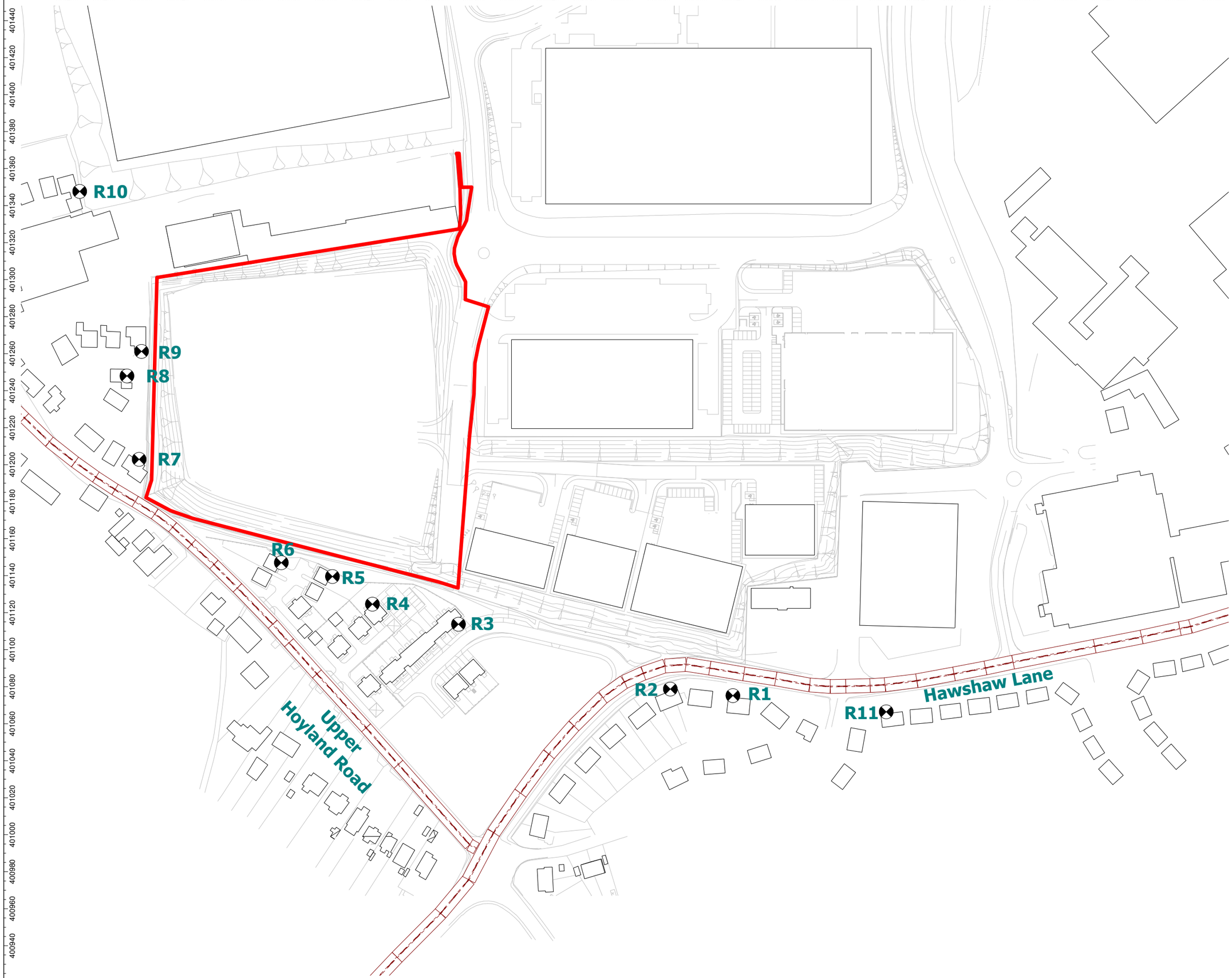
Site Boundary:

Scale : Not to scale

WYGE Leicester 08.06.18

Executive Park
Avalon Way
Anstey
Leicestershire
LE7 7GR
Tel 01 16 234 8000

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Client:
Network Space Developments Ltd

Project:
Ashroyd Business Park, Barnsley

Project Number:
A099897

Drawing Title / Scenario:
Receptor Location Plan

Drawing Number:
SK02

Key:

Receptor Locations:

Site Boundary:

Scale : Not to scale

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Appendix C – Report Conditions

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The whole of the report must be read as other sections of the report may contain information which puts into context the findings in any executive summary.

The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. WYG accept no liability for issues with performance arising from such factors.