

From: Environmental Health
Sent: 12 December 2025 16:03
To: Development Control
Cc: Sarah Papaleo
Subject: 4/25/2395/0F1 - TANGIER BUILDINGS, TANGIER STREET, WHITEHAVEN

Application to determine if prior approval is required for the conversion of the first and second floors of the existing building to form 8 residential units

Thank you for the above planning consultation.

Environmental Health have concerns over noise from external sources to this proposed development.

There is a nightclub with opening hours to 02.00 am and a food takeaway premises with opening hours to midnight at ground floor level, as well as multiple pieces of refrigeration / extraction / ventilation mechanical plant sited both on the building or in close proximity along the Gregg's Lane façade.

The nightclub in particular poses a noise risk.

The age and construction (timber floors / single glazed windows) of Tangier Buildings make it very vulnerable to the airborne transmission of high volume and low frequency amplified bass music from the nightclub.

Whilst the provisions of Part E Building Regulations provides a *minimum* standard of noise insulation to a building use conversion, it is likely that these standards will not provide a reasonable level of amenity to occupants in the flats above. The levels of noise, especially at night (23.00 – 07.00 hours) are likely to exceed the recommended guideline WHO Community Noise 1999 continuous night time noise level of 30 DB(A) in bedrooms to otherwise avoid sleep disturbance.

In this case, therefore, Environmental Health requests that there should reasonably be a higher standard of noise insulation for this development than that laid out in the Building Regulations. A condition on this is laid out below.

In other respects, there are commercial kitchens on the ground floor level of Tangier Buildings and so fire safety measures should be appropriately provided.

If the development is approved, construction working hours should be limited to protect other neighbours against undue noise disturbance.

Environmental Health therefore requests that the following conditions are considered:

- Sound Insulation – Submission of scheme and retention thereafter

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a detailed scheme of noise insulation measures for all residential accommodation, this scheme shall also include ventilation if necessary.

The scheme of noise insulation measures shall demonstrate that the following criteria will be achieved:

- Noise rating curve NR20 in bedrooms (23.00 to 07.00 hours)
- Noise rating curve NR25 in all habitable rooms (07.00 to 23.00 hours)
- Noise rating curves should be measured and assessed against a 15 minute linear Leq at the octave band frequencies 31.5 to 8 KHz.

Reason: In order to safeguard the amenities of the residential occupiers and the details are needed prior to the start of work so that measures can be incorporated in to the build.

- Noise from construction works

Following approval of the development, construction activities that are audible at the site boundary shall be carried out only between the following hours Monday to Friday 08.00 – 18.00 and Saturday 08.00 – 13.00 and at no time on Sunday or Bank Holiday.

Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above unless otherwise agreed with the Local Planning Authority.

Reason: In the interests of the amenities of surrounding occupiers during the construction of the development.

Regards

Environmental Health

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