

Oliver Hoban

From: Environmental Health
Sent: 07 October 2024 14:20
To: Development Control
Cc: Christie Burns
Subject: PLANNING APP 4/24/2304/0F1 - CAR SHOWROOM AND PREMISES, 6 MARKET STREET, MILLOM

Change of use of car showroom to a gym

Thank you for the above consultation.

Environmental Health have concerns with potential noise disturbance from this proposed development unfortunately.

Noise from gyms can occur from amplified music / speech, people and vehicles arriving and leaving, impact noise from weights and machines inside the gym and plant noise if heating / ventilation units are required.

Whilst the location of the premises can be said to be town centre, it does sit closely adjacent to residential housing.

As was noted in the response from Highways, parking and noise disturbance from gym patrons in vehicles is likely and could be especially problematic in the early morning and later evening periods when the general background noise of the area is much reduced.

The proposed operating hours are extensive, from 04.00 – 23.00 hours each day.

The construction design of the premises may also allow for poor noise attenuation from use as a gym – it has a single glazed façade on two sides, lightweight steel roof sheets, and has an adjoining party wall with a residential dwelling on Market Street.

As a secondary concern, the glazed façades could also allow for artificial light spill from the gym during periods of darkness in the morning and evening that could affect local residential amenity.

Given the above, therefore, Environmental Health would object to this development at present. In order to overcome this objection, a comprehensive noise assessment and artificial light assessment would be required.

Environmental Health would request that the following conditions are applied:

- Noise from development

No development shall take place until an assessment on the potential for noise from the development affecting residential or commercial properties in the area has been submitted to and approved in writing by the Local Planning Authority. The assessment shall include noise from amplified music and speech in the premises, any plant equipment on the premises, and impact noise from gym equipment, that may breakout and break through from the premises via airborne and structural means.

Any noise mitigation measures shall be designed so that the following noise ratings are not exceeded at the centre of any residential room:

Daytime (07.00 – 23.00) NR15 LMax for 31.5 Hz, 63 Hz and 125 Hz

NR20 LMax for 250 Hz – 8 kHz

Night (23.00 – 07.00) NR10 LMax for 31.5 Hz, 63 Hz and 125 Hz

NR15 LMax for 250 Hz – 8 kHz

And that background noise levels of the area are not exceeded by more than 5 dB.

The noise assessment shall be carried out by a suitably qualified acoustic consultant / engineer and shall take in to account the provisions of BS 8233: 2014 'Guidance on Sound Insulation and Noise Reduction for Buildings' and BS 4142: 2014 + A1: 2019 'Methods for Rating and Assessing Industrial and Commercial Sound'.

The approved scheme shall be implemented prior to the commencement of the use and be permanently maintained thereafter.

Reason: In order to safeguard the amenities of nearby occupiers. The details are needed prior to the start of work as the acoustic report may require design changes to the premises.

- Artificial Lighting (external)

No building or use hereby permitted shall be occupied or use commenced until a report detailing the lighting scheme and predicted light levels at neighbouring residential properties has been submitted to and approved in writing by the Local Planning Authority.

Artificial lighting to the development must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone E3 contained within the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting GN01/21, dated 2021.

Reason: In order to safeguard the amenities of adjoining and nearby residential occupiers.

- 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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