Dealt with by: D. Colgan

Direct Dial: (01538) 395400 ext4404

Email:

Our Ref: smd/2018/0052

Your Ref*: smd/2018/0052*

Date: 16th May 2018

MEMORANDUM: PLANNING CONSULTATION

PROPOSED DEVELOPMENT:	change of business use into a personal training studio first floor 22 and 23a with entrance at ground floor 23a
LOCATION:	23A, The Smithfield Centre, HAYWOOD STREET, LEEK, STAFFORDSHIRE, ST13 5JW
PLANNING OFFICER :	Mr A. Swithenbank

Potential Areas of Environmental Concern

1. Noise from Construction
2. Noise from fitness classes
3. Noise from fitness equipment
4. Noise from amplified music and speech
5. Asbestos: Advisory

Comments

This proposed personal training studio may include classes and fitness equipment from the advice provided- *"It will be a small group personal training club training people at no more than six persons at a time. We use dumbells, barbells and a handful of weight resistance machines. We use music and timed music tracks for sessions - volume will be lowered for early and late sessions."* There is no advice on noise control aside from reducing music noise levels in the early morning and evening.

These types of fitness activities can cause significant structure and airborne noise and this would require isolation, dampening and attenuation to prevent noise transfer to neighbouring properties. The level of music for training should be strictly controlled and it maybe advisable that the sound insulation on any party walls, windows and air conditioning be upgraded to ensure noise transfer is prevented. If music is played excessively loud with windows open then noise from music may cause significant impacts to the amenity of neighbouring properties.

The unit would require sound insulation measures to be implemented in order that this proposed development can be conducted without causing adverse impacts to the nearest residential and commercial neighbours.

PTO

Asbestos Advisory

Asbestos: Any redundant on site that may well have asbestos containing materials (ACM) in their fabric (e.g. asbestos roof) To ensure no future asbestos contamination, as a result of demolition a "Demolition or refurbishment asbestos survey" and risk assessment should be carried out prior to the demolition of these buildings. The enforcing authority for this type of work is the Health and Safety Executive (HSE) and it is recommended that you contact them directly to discuss their requirements: http://www.hse.gov.uk/. This is included as an advisory.

Recommendation

Environmental Health have no objections in principle subject to the following conditions be placed on any permission granted -

1. Noise: Construction & Demolition works: Time of operations

Unless prior permission has been obtained in writing from the Local Planning Authority, all noisy activities shall be restricted to the following times of operations.

- **08:00 - 18:00 hours (Monday to Friday);**
- **08:00 - 13:00 hours (Saturday)**
- **No working is permitted on Sundays or Bank Holidays.**

In this instance a noisy activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.

Reason: *To avoid the risk of disturbance to neighbouring dwellings from noise during unsocial hours.*

2. Noise: Sound Insulation and Vibration Isolation –

The use hereby permitted shall not be begun until full particulars and details of a scheme to insulate the premises against the transmission of structure and airborne sound has been submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given.

The scheme criteria shall achieve sufficient noise reduction to ensure that the noise from the activities generated inside the fabric of the relevant buildings/premises shall not increase the pre-existing background noise levels during day time expressed as LA90 [15mins](day time 07:00-23:00 hours) and/or (b) LA90 [15 mins] during night time (night time 23:00-07:00 hours) at any adjoining noise sensitive locations or premises in separate occupation.

Reason:- *To safeguard the amenity of neighbouring residential occupiers.*

3. Noise Limiter/Amplified Sound
No amplified sound/ and or music shall be audible within or at the boundary of any noise sensitive (occupied) premises either attached to or in the vicinity of the premises to which this application refers.

Reason: *To ensure that the reasonable residential amenities of adjoining properties are adequately protected from noise pollution.*

4. **Lighting Condition**

The artificial lighting incorporated into this site in connection to this application shall not increase the pre-existing illuminance at the adjoining light sensitive locations when the light (s) is (are) in operation.

Reason: *To protect the local amenities of the local residents by reason of excess of illuminance.*

Informative/Other Matters

Please be aware that the responsibility for safe development and secure occupancy of the site rests with the developer.

- Guidance for control of dust and emissions for construction can be found: in
  - The control of dust and emissions from construction and demolition Best Practice Guidance, produced by the greater London councils http://www.london.gov.uk/sites/default/files/BPGcontrolofdustandemissions.pdf
  - Building Research Establishment Guidance Document 'Control of Dust from Construction and Demolition Activities' (BR456)
- Advice on controlling flies and light can be found in: Statutory Nuisance from Insects and Artificial Light (defra 2005) available as a free download http://archive.defra.gov.uk/environment/quality/local/legislation/cnea/documents/statnuisance.pdf
- Any approved noise scheme and measurements should pay due regard to British Standard BS8233: Sound insulation and noise reduction for buildings (Code of Practice), BS4142:2014 Methods for rating and assessing industrial or commercial sound and/or the Building Regulations 2010 Document E or other appropriate guidance.
- During any demolition and construction activities (including landscaping) the contractor shall take all reasonable steps to prevent dust formation and prevent any dust formed from leaving the site boundary.

  Building Research Establishment Guidance Document 'Control of Dust from Construction and Demolition Activities' (BR456)
- In accordance the Site Waste Management Plans Regulations 2008 any construction project with an estimated cost greater than £300,000 must, before work begins, prepare a Site Waste Management Plan in accordance with the requirement of these regulations.

Regards,

Denis Colgan
Environmental Health