

Dealt with by: Environmental Health

Our Ref: smd/2026/0263

Direct Dial: (01538) 395400

Your Ref: *as above*

Email: n/a

Date: 26th June 2026

MEMORANDUM: PLANNING CONSULTATION
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PROPOSED DEVELOPMENT:

Proposed change of use of existing commercial unit to a martial arts and fitness (Use Class E).

LOCATION:

Unit 5, Sarrairie Industrial Park, Cheadle

Potential Areas of Environmental Concern

1. Noise from Conversion (Condition)
2. Operational noise (amplified sound breakout -condition)
3. Noise from plant and machinery (Condition)
4. Lighting (Condition)
5. Opening Times (Condition Application Form)
6. Structure Borne Noise (See advisory)

Comments

The primary issues caused by GYM's to amenity can be loud music/ amplified coaching noise, vibration and structure borne noise as weights etc. impact the ground causing transmission of sound through the structure of the building. The proposed site is in an industrial estate which from a noise perspective is a suitable location. The primary concern for the developer would be to prevent transmission of excessive sound into neighbouring commercial units (see advisory). Amplified sound and plant noise can be controlled through condition.

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: Plant & Machinery

The machinery, plant or equipment including air conditioning and ventilation systems ("machinery") installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that the noise generated by the operation of the machinery shall not increase the background noise levels during day time expressed as LA90 [1hour] (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 above that prevailing when the machinery is not operating. Noise measurements for the purpose of this condition shall be pursuant to BS 4142:2014+A1:2019.

Reason:- *To safeguard the amenity of local residents and that of the surrounding area from noise disturbance.*

3 . Amplified Sound

No means for the amplification of voice or music whatsoever shall be installed for use outside of the building or for onward external transmission. Any amplified speech, broadcast, radio, television sound or background music played inside the building shall at all times be set at a level that will ensure that it is inaudible outside the premises.

Reason:- *To prevent further deterioration of local residential amenity, the protection of the amenities of the surrounding area and the occupiers of nearby residential and commercial properties and to avoid the risk of disturbance to neighbouring dwellings during unsocial hours.*

4. Lighting

The artificial lighting incorporated into this site in connection to this application shall not cause glare or increase the pre-existing illuminance at the adjoining light sensitive locations when the light (s) is (are) in operation. Details of all artificial lighting to be installed under this permission should be submitted to and approved by the Local Planning Authority prior to development commencing.

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

5. Premises: restriction on hours of opening to the public (ref. Application form)

The premises shall not be open to the public before the hours of 08:00 nor after 21:30 Monday to Friday, before 08:00 nor after 18:00 on Saturdays and before 10:00 nor after 14:00 on Sundays, bank and public holidays.

Reason: *To protect the amenities of nearby residents*

Informative/Other Matters

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

Gym Noise: <https://www.association-of-noise-consultants.co.uk/gym-acoustics-guidance/>

Statutory nuisance: The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of part III of the Environmental Protection Act 1990 be received. For further information, please contact the Environmental Health Service.

Demolition or refurbishment asbestos survey and risk assessment should be carried out prior to the demolition of the existing 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/>

The lighting scheme should comply with the Institution of Lighting Professionals Guidance Note for the reduction of obtrusive light 2011 (or later versions). It should be designed so that it is the minimum needed for security and operational processes and be installed to minimise potential pollution caused by glare and spillage.

Illuminated area m ²	Zone E1	Zone E2	Zone E3	Zone E4
Up to 10.00	100	600	800	1000
Over 10.00	n/a	300	600	600

Environmental Zones			
Zone	Surrounding	Lighting Environment	Examples
E0	Protected	Dark	UNESCO Starlight Reserves, IDA Dark Sky Parks
E1	Natural	Intrinsically dark	National Parks, Areas of Outstanding Natural Beauty etc.
E2	Rural	Low district brightness	Village or relatively dark outer suburban locations
E3	Suburban	Medium district brightness	Small town centres or suburban locations
E4	Urban	High district brightness	Town/city centres with high levels of night-time activity

The guidance advises that, where an area to be lit lies on the boundary of two zones or can be observed from another zone, the limits used should be those applicable to the most rigorous zone.

- Any approved noise scheme and measurements should pay due regard to the Professional Guidance on Planning and Noise (ProPG), British Standard BS8233:



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Sound insulation and noise reduction for buildings (Code of Practice), BS 4142 (2014 +A1:2019)(Method for Rating and assessing industrial and 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.