Briefing Note

WHITE PEAK Planning

Client:	J.P.S Property CO. Ltd
Job No:	2017.006
Job Name:	Edgar Wood Centre
Date:	20 June 2018

Response to comments from Environmental Health

Introduction

This note has been prepared following the consultation response from Environmental Health, received by the applicant on 31 May 2018 in response to application reference 119354/FO/2018 for the change of use of the Edgar Wood Centre from D1 to Sui Generis Events Centre.

The note has been prepared further to advice received from RS Acoustic Engineering following their Acoustic Assessment of the building and proposed use.

Opening Hours

The Environmental Health Officer has questioned the opening hours of the proposed events centre as the application form and Planning Statement referenced opening hours until 02:00, whereas the Acoustic Assessment recommends amplified noise and live music be limited until 23:00 hours.

To clarify, the opening hours for the events centre are reference until 02:00 as this is the time approved by the 'marriages and civil partnerships venue approval licence' and the premises licence. This licence has been granted by Manchester City Council (MCC) in March 2018.

With regard to the grant of planning consent, the applicant requests some flexibility regarding in the opening hours to allow for different types of events, e.g. those which do not require amplified music and to allow for time after music has finished for people to finish and leave the event.

Therefore, in addition to the opening hours condition proposed in the Planning Statement, we consider that a suitably worded condition could be applied which limits the playing of music (live bands or amplified music) to 23:00. For example:

"There shall be no amplified or percussive music within the building between the hours of 23:00 and 09:00 hours, unless otherwise agreed in writing by the local planning authority."

These proposed hours are in accordance with the consultation response from MCC Environmental Health. The restrictions could also be specified within an Events Management Plan at conditions stage.

In addition, the Acoustic Assessment concludes that the proposed noise levels satisfy MCCs criteria and will be unlikely to cause undue disturbance at nearby properties, particularly considering that a condition could be applied requiring an Events Management Plan which will state that live bands and amplified music will be limited to daytime hours only (i.e. between 07:00 – 23:00).

Sound Limiter

The Environmental Health Officer has also stated that the proposal to set a sound limiter to a broadband level of between 80-90 dB LAeq,60sec is insufficiently specific.

The Acoustic Consultant has confirmed that the report provides details of a number of limiters that would allow the adjustment of tonal sounds (i.e. bass and treble) and has suggested a suitably worded condition which specifies that:

"*Prior to first use of the building as an events centre, an appropriate sound limiter will be installed which will allow the adjustment and control of tonal content, such as the lower bass frequencies.*"

Conclusion

This note has provided the additional information requested by the Environmental Health Officer with regard to noise.

It is considered that suitably worded conditions can be applied to the permission to ensure there are no adverse impacts on neighbouring amenity with regard to noise from live or amplified music.

There are no reasons on acoustic grounds why planning permission should not be granted.