

Emily Booth

From: Graeme Souter
Sent: 20 September 2023 10:52
To: Emily Booth
Subject: Barton Arcade 137584

Hiya Emily

Please see recommended conditions and comments for the above application:

HOURS1

Premises opening hours

The premises shall not be open outside the following hours unless otherwise agreed in writing by the City Council as local planning authority:-

07:00 to 19:00 Monday to Friday and 09:00 to 12:00 Saturday and Sunday (as applied for)

Reason - To safeguard the amenities of the occupiers of nearby properties

NSE1

a) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location.

b) Prior to occupation of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties.

I have reviewed the Temple Group Limited noise impact assessment dated 29th August 2023 and I have the following comments:

1. An airbourne sound insulation test has been undertaken between the source room (proposed spin class) and the retail unit above. What were the noise measurements in the retail unit without the noise being played in the basement? (existing background noise level LAEQ and through the octave band frequencies)
2. The assessment has been based on an entertainment noise level of 85dB in the spin studio and assessed against the G40 noise curve as found in the ProPG Gym Noise guidance document. Whilst we can accept the use of the ProPG guidance and G curves, depending on the existing noise level in the R Store above, the G40 curve may not be the most appropriate rating to adopt. The store above is a relatively small clothing shop with wooden floor and timber clad walls and it is likely the background noise in the retail unit will be relatively low unlike a busier retail premises. The proposed 65dB in the 63Hz octave band is likely to be significant in the premises above and would negatively impact the amenity. We suggest the lower value of the G30 /G35 rating curve be adopted for the limit in the retail unit above (so G30 to be adopted)
3. The noise level has been assessed against NR78 Spectrum and also against heavy bass night club levels. The bass levels proposed in the heavy bass night club type sound level is excessive and would not meet the G40 noise rating criteria. However, as stated in point 2, the proposed levels are unlikely to meet the limits in the

lower G curve rating so revised internal noise levels will need to be determined. Regardless of this, it is not expected the level of noise stated for the night club bass noise level would be required anyway or indeed suitable.

4. There looks to be a structurally adjoining pillar in the photographs between the basement and the retail unit above. Has an assessment been made of this potential sound transmission path with regard to location of speakers and spin machines / bikes? Comment and potentially assessment will be required along with any recommendations with regard to any insulation requirements for this potential transmission path.
5. We will need an assessment of noise impact and predicted noise from the spin bikes themselves in the adjoining unit above based on the maximum number of bikes proposed being used.
6. Was assessment based on doors closed to the spin class? Will there be access and egress from the basement during any spin class whilst entertainment noise is playing? If so, assessment of breakout when the door opens will be required.
7. We will need an assessment of noise breakout to the external environment also when based on the proposed internal noise level.
8. Once agreed, the internal noise level will need to be controlled by electronic limiter or restriction on the amplifier controlling the speaker system. We will need details of how this will be set and subsequently controlled and made tamperproof.
9. Also, we may need to control the consent for the end use to spin bikes and yoga studio use only as other operational uses within the planning use class will require further assessment (such as free weights area and impact machines etc). We will also require clarification from the applicant / agent with regard to the second fitness room use and just to confirm it will only be used as additional spin class room as suggested in the D&A statement. The acoustic consultant will also need to confirm that this room was included as part of the assessment.

NSE6

External plant/equipment/servicing

a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site.

There is comment to suggest that there will not be any new or additional plant or equipment associated with the proposals. Is there existing ventilation supplying the basement? Considering the use and location, it is likely that ventilation will be required which will require some sort of plant or equipment servicing the ventilation so further comment will be required here to confirm.

REF*

a) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health.

We will need details of the size and number of containers proposed for each waste stream to be provided for the unit.

Kind regards

Graeme

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