

Submission Report - for the conditions discharge application related to Appeal Decision **APP/B4215/W/22/3292608**

This report contains information on to the conditions requiring discharge, reference to documents submitted and the timetable of implementation as requested in the appeal decision

Condition 2 - Within one month of the date of this decision a scheme to include mitigation measures for noise control as recommended in the submitted Noise Impact Assessment for the premises undertaken by PDA, dated 28 May 2021, shall have been submitted for the written approval of the local planning authority and the scheme shall include a timetable for its implementation.

In reference to the report produced by PDA, dated 28 May 2021, we have integrated the following recommendations into the operational management report dated November 2022

A summary of the implemented noise mitigation measures, along with a timetable for their implementation are below:

Noise Levels:

A soundproof lobby door has been installed in line with the recommendations of the Noise Report dated 28th May 2020. Spec:

For the DJ-led events, a Sound Engineer will be on site during events and will ensure that sound is set at a level that will not cause nuisance to any residential properties as recommend Noise Report dated 28th May 2020. The Engineer will assess and fix sound levels before the event begins.

Speakers will be positioned so that all sound is projected within the venue and not outside.

These recommendations have been implemented in the venue and are featured within the Operational Management plan as part of this submission.

External Area:

For the evening events, there will be a member of staff who is responsible for the external area of the premises and who will regularly patrol to ensure that no customers are congregating outside or causing any disturbance.

These recommendations have been implemented in the venue and are featured within the Operational Management plan as part of this submission.

Smoking Area:

The designated smoking area will be in the outdoor courtyard, outside the entrance to the property.

A limit of 20 people has been placed on the number of people allowed in the external Smoking Area at any one time, and this will be closely monitored by door staff as recommended in the Noise Report dated 28th May 2020

These recommendations have been implemented in the venue and is featured within the Operational Management plan as part of this submission

Surrounding Area:

No noise shall be audible at the nearest residential property situated 130m from the premises (as concluded within a Noise Impact Assessment undertaken by PDA Acoustic Consultants).

Condition 3 - Within one month of the date of this decision a scheme for waste management, including the storage and disposal of refuse, shall have been submitted for the written approval of the local authority

A waste Management Plan has been included as part of this submission: The Loft – Waste management Plan and plan with reference: 22014 – 05 – Waste Management Plan

The document, which includes a plan, outlines the details of waste management on site as well as the storage and collection locations in relation to the site.

The waste management plan has been implemented and the details of such are contained within the Operation Management Plan Nov 2022 included as part of this submission

Condition 4 - Within one month of the date of this decision an operational management plan shall have been submitted for the written approval of the local planning authority and the plan shall include a timetable for its implementation

The operational management plan has been included as part of the submission. The plan has been developed since the venue has been operating and then revised in line with the conditions of the appeal decision.

The operational management plan is currently implemented for the operation of events at this site. Three sections are currently being implemented subject to change following feedback from the submission of this discharge application – the related to Waste Management, Noise Management and Management of the external areas.

Condition 5 - Within one month of the date of this decision a lighting scheme for external areas shall have been submitted for the written approval of the local planning authority and the scheme shall include a timetable for its implementation.

A lighting scheme document has been included as part of this submission ref 21014 – 15 – Lighting Plan

The plan shows the location of 4 exterior lights which are to be added to the exterior of the building, to provide a safer space when operating a smoking area and entering and exiting the site.

These cover the two main areas of exterior movement on site and the details of their operation and use are contained within the Operational Management Plan Nov 2022 included within this submission.

Following review of the lighting scheme from the local authority, the proposed will be implemented within 1 month of approval