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From: Environmental Health <Env.Health@copeland.gov.uk>
Sent: 20 October 2026 16:32
To: Development Control
Cc: Christopher Harrison
Subject: 4/26/2297/0F1 - UNIT A1, CLEATOR MILLS, CLEATOR

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Change of use of unit from dog training studio (Use class Sui Generis) to gym (Use class E (D))

Thank you for the above planning consultation.

In many respects, Environmental Health are supportive of this application to provide health and fitness benefits to the area.

We are, however, conscious of the possible detrimental effect of noise and vibration from the gym activities on the occupiers (and future occupiers) of the adjoining unit A2 and possibly other occupiers in the vicinity.

The particular structure was not constructed with gym use in mind and has light weight elements (roof, roller shutter doors) that can allow amplified voices and music (bass, especially) and impact noise from weights to readily pass between the two adjoined units and breakout further afield.

Whilst we recognise that the sensitivity of the staff of the adjoining unit A2 and other offices is not as high as would be the case if they were residential occupiers, nevertheless they are owed a reasonable level of comfort.

The application currently includes such measures as rubber floor matting and noise management procedures but we would request that a formal noise assessment is provided to accompany this application. A possible condition on this is provided below:

- Noise from development

No development shall take place until an assessment on the potential for noise from the development affecting office / commercial properties in the area has been submitted to and approved in writing by the Local Planning Authority. The assessment shall:

- (a) Assess the potential for airborne noise and structure-borne noise and vibration from the operation of the gym, including but not limited to amplified music and speech, free weights, resistance machines, treadmills, rowing machines, exercise classes and any associated plant and equipment;
- (b) Identify the likely noise and vibration levels within the adjoining Unit A2 premises and any other noise-sensitive premises affected by the development;
- (c) Specify any mitigation measures required to ensure that noise and vibration from the gym do not adversely affect the amenity or operation of neighbouring occupiers. Such measures may include acoustic insulation, floating floors, isolated wall and ceiling constructions, anti-vibration mounts, equipment isolation systems, management controls and restrictions on the use and location of particular equipment;
- (d) Demonstrate that the proposed mitigation measures will achieve noise and vibration levels within the neighbouring office / commercial premises are not materially affected by the operation of the gym.

The noise assessment shall be carried out by a suitably qualified acoustic engineer and shall take into account the provisions of BS 8233 : 2014 'Guidance on Sound Insulation and Noise Reduction for Buildings'.

The approve scheme shall be implemented prior to the commencement of the use and be permanently maintained thereafter.

Reason: In order that noise levels may be agreed prior to the commencement of works on site which may require changes to the design and to safeguard the amenities of nearby occupiers.

Regards

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