

Statement to accompany application to discharge Planning Approval Condition 7

Project Name: Levels Digital and Gaming Hub
Project Number: ED3024-0055
Date: June 2025
Proposal: Refurbishment of listed former Whittles furniture store to create a digital and gaming hub
Site Location: 6-8 Duke Street, Whitehaven
Applicant: BEC
Agent: NORR Consulting Ltd

1.0 Introduction

This statement is to accompany an application to discharge Condition 7 of Planning Approval ref: 4/21/2365/0F1:

“Prior to the installation of any plant or equipment capable of causing nuisance from noise and vibration, a noise assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment must be carried out by a suitably qualified acoustic consultant and in accordance with British Standard 4142 2014 should be made. Any mitigation measures identified within the noise assessment shall be implemented before the plant or equipment is operational.

Reason

In order to protect the amenity of the occupiers of the surrounding residential properties.”

2.0 Noise Assessment

The noise assessment prepared by Apex Acoustics, ref: 9724.4, revision A has identified the need for acoustic screening to the three number cooling condenser units to be located on the flat roof to the rear of the third-floor accommodation.

The plant will generally operate during daytime hours only but as there may be occasional potential activation of the plant during night-time periods to provide frost protection within the building the noise assessment and requirements for acoustic screening have been addressed to accommodate this worse-case scenario.

The requirement for frost protection within the building has been discussed with the building owners and potential occupants and though it may only be required for infrequent periods of short duration, it has been confirmed as necessary due to the sensitivity of IT and digital electronic equipment to be installed in the building.

Refer to Plant Noise Impact Assessment ref 9724.4, revision A by Apex Acoustics for details of sound tests and technical assessment.

CO2 detectors will provide an occupancy-based controlled system that will react to occupancy levels.

Each VHRU will connect to a system of supply and extract ductwork and strategically located grilles and diffusers.

3.0 Design

Apex Acoustics recommend that the requirement for additional sound attenuation to the three condenser units can be provided by a 2.5 high close boarded timber fence to enclose the three open sides of the installation, the existing wall to the third floor of the building will provide sound attenuation to the rear of the units.

It is proposed that this should be provided by vertical overlap Siberian Larch boards on a galvanised steel frame. Siberian Larch will not require staining or maintenance and will weather to a silvery grey colour which will not be too obtrusive when viewed against the sky or the white render of the wall behind. The galvanised steel frame which will not be visible from the outside of the enclosure.

The screen will not exceed the height of the third floor accommodation so will not be visible from Duke Street or King Street and will be just visible above the existing roof edge and parapet when viewed from Tangier Street.

Refer to drawings listed below

4.0 Documents issued

Apex Acoustics Plant Noise Impact Assessment 9724.4 revision A
DGHW-NOR-XX-ZZ-DR-A-27002-P01 ROOF PLAN – screens to plant
DGHW-NOR-XX-ZZ-DR-A-27306-P02 Acoustic screen to condensers