

Response to Representation from Environmental Health

Following receipt of this representation, we met with Environmental Health on 13th January 2020 to review our variation and walk through the changes we are seeking in person. Our response to the representation and the outcome of the meeting is set out below.

“We object to the removal of the condition that states that the entrance shall be relocated to the side door, the use of the front door is a weak point in terms of noise transmission, particularly affecting residents of nearby Beechwood Court. It also remains a condition of The Bank’s Planning permission that the front door should remain locked at all times.

We have objections to the proposed use of the front door. The application states that “ The front door will remain closed when not in use on Friday and Saturday, An intercom entry system will be installed for use on these days”. This seems to be contradictory, as the door will be open and closed, via an intercom, therefore compromising the structure that controls the noise transmission when it is opened.”

The planning condition is a separate matter and will be dealt with after the licensing application process.

The front door will only be in use when there is no regulated entertainment taking place downstairs. In reality this means that the front door will be used up until 10pm on a Friday and Saturday for access to the first floor, and only when no music is being played on the ground floor. If we hold an event on the ground floor before 10pm then the first floor will not be used. After 10pm, entrance to the building will only be via the side entrance.

Smokers will be escorted to the smoking area at the rear of the building. No smoking will be permitted at the front of the building.

The capacity of the first floor has been voluntarily reduced to 30. This means that there will not be scores of people congregating outside the front of the premises.

“We agree with the inclusion of a condition that the 1st floor is limited to background music only.

We object to removal of the stud wall because in the noise assessments submitted with the change of use planning application this separate room was considered an acoustic buffer of noise from the main dance floor to the dwellings on this side of the building.”

Since the change of use application was submitted over 18 months ago, we have made many changes to our noise management plan, with and without consultation from Environmental Health. Our sound system has been adjusted, the limited has been reduced, the speakers have been repositioned and the subwoofer has been disabled. All of these changes far outweigh the acoustic buffer of a stud wall. As the speakers are all positioned inwards, sound waves will not travel in the direction of the stud wall.

Following the meeting with Environmental Health on 13th January, we have insulated the two remaining windows in the VIP area. All windows on the ground floor are now insulated.

Regards
Nathan Muirhead
Director Keystone Entertainment