

CIRCULATED AT MEETING

COMMITTEE UPDATE – 14 October 2010

Plans Item 5d – York Designer Outlet, St Nicholas Avenue, York –
Ice Rink 10/01868/FUL

From Anthony Dean, Principal Environmental Protection Officer,
Environmental Protection Unit

Date 12 October 2010

Application 10/ 01868/FUL - York Designer Outlet, St Nicholas Avenue, Fulford,
York, Temporary siting of ice rink

Further to my original consultation response dated 1 October 2010 regarding the above application I would advise the following.

Upon receipt of the original application EPU expressed initial concern for the potential for loss of amenity to local residents as a result of noise and lighting associated with the proposed ice rink to be located at the Designer Outlet. As a result a request was made for additional information, to be provided by the applicant, to enable EPU to properly and adequately assess the planning application.

Additional information has now been received with regard to these two aspects.

NOISE

a) Noise from music

As previously stated in my 1 October 2010 response noise from the proposed development is unlikely to result in loss of amenity to neighbouring residential properties. In addition to planning permission, the site will require a premises license to operate and play amplified music. A raft of conditions on the premises license application have been proposed such that noise from music will not be audible at properties on Naburn Lane. Such conditions include regular monitoring of audibility on the footpath directly to the front of properties on Naburn Lane.

b) Noise from plant and machinery

Additional information submitted in relation to noise from plant and machinery (generators, chillers, pumps and ice resurfacers) has predicted that noise levels from the development at the nearest residential properties on Naburn Lane are unlikely to cause loss of amenity to residents.

Comparison of the predicted internal noise levels at the residential dwellings with the World Health Organisation (WHO) Guidelines on Community Noise levels show that the 30dB(A) threshold will not be exceeded within properties with windows open to the front elevation.

Furthermore, comparison of the predicted levels in line with British Standard BS4142 show that noise from the site will be of marginal significance to these nearest residential dwellings.

These predictions are based upon the provision of acoustic barriers around plant and equipment, and control on the hours of operation of certain items of plant through condition.

LIGHTING

Information submitted by the applicant in relation to lighting at the nearest residential properties from the proposed development has indicated that levels will comply with the requirements of the Institution of lighting engineers guidance note for the reduction of obtrusive light.

I am, therefore, satisfied that the operation of the ice rink will not result in loss of amenity to neighbouring residential dwellings due to light.

Hours of operation of the proposed lighting is also to be controlled by condition.