

Thank you for consulting the Pollution Team on the application reference: F/25/100388 Change of use of internal areas of existing Class B8 warehouse to provide 6 no. padel tennis courts (Use Class E(d)) and an area of co-working office space (Use Class E(g)(i)) at DRAPER TOOLS LTD, HURSLEY ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1YF.

My comments are very similar to the previous application reference F/25/99499.

It's understood that only one section of the site (west building) is proposed to be converted.

I have no real concerns regarding the conversion per se, my initial concern is regarding the ventilation requirements for the number of courts and overall area of these building to be used for sport activities. This will require a considerable amount of ventilation plant to provide the air flows required for this type of schemes.

We will require a plant noise assessment to make sure the ventilation plant design to meet the ventilation requirements for this type of use also meets the noise criteria following BS 4142:2014+A1:2019 Method for rating and assessing industrial and commercial sound. This assessment must include a background noise survey for an acceptable period of time and present what mitigation the plant requires to achieve the noise criteria and not be above the current background noise at the closest residential property.

The Planning Statement shows that the operational days and hours of use are likely to be as follows: · Mon-Fri: 6am – 10pm · Sat-Sun: 8am – 8pm. The 6AM start raises concerns regarding car movements, and this is required to be included in the noise assessment.

The section of the site to be converted and to house the courts is a lightweight construction and there is the risk of noise breaking out from the operation of the courts and to potentially impact the neighbouring residential properties.

I reviewed the proposed floor plan reference 22071 and I have concerns that the open plan office is directly adjacent to the void where the padel tennis courts are proposed. There is a considerable amount of noise arising from the operation of this courts. The wall must be designed in a way that the noise from the courts does not disturb the office users and is able to achieve the internal noise criteria for offices as per BS 8233:2014 Guidance on sound insulation and noise reduction for buildings and the British Council for offices noise criteria.

To summarise the noise report should include:

- Plant noise assessment regarding any required ventilation plant serving the courts;
- Early morning and evenings car movements;
- Assessment of noise break out from the site connected with the operation of the courts;

- Design and assessment of the party wall dividing the courts and the proposed office.

A noise condition would be required for a post installation noise assessment to be submitted to and approved by the Local Planning Authority to demonstrate compliance with the noise calculations set out in the plant noise assessment.

Andre Pires

Pollution Control Manager

Planning & Environment - Pollution