1.0 Suggested Condition 1 – Permitted Development Rights

Notwithstanding the provisions contained within the Town and Country Planning (Use Classes) Order 1987 (or any Order revoking and re-enacting that Order) this permission shall relate to the use of the premises only for the purposes defined in the application and for no other purpose (including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

1.1 Areas of the existing office building have been earmarked for future refurbishment. Whilst the details of this at this point have not been confirmed we envision that the space may be used as a yoga studio or similar compatible indoor fitness activity.

1.2 The planning practice guidance makes it clear that conditions removing permitted development rights are often unreasonable. We would suggest that the condition is reworded to offer some flexibility whilst still restricting use of the building under other arms of Use Class E.

1.3 Suggest reworded to: *The premises shall be used only for indoor sport, recreation and fitness as described by Class E(d) and for no other purpose (including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).*

2.0 Suggested Condition 2 – Opening Hours

The permitted use shall be carried out only between 07:00 and 21:00 on Mondays to Fridays and between 08:00 and 21:00 on Saturdays, Sundays and bank holidays.

Note: In the absence of substantiated noise complaints in the 12 months following implementation of the permission, an application to extend these hours may be considered. Alternatively, Development Control may wish to consider a temporary permission not exceeding 12 months to allow sufficient time for any impacts to be assessed before a full permission is considered.

2.1 We would be unable to accept a temporary permission due to the terms of our lease agreement and have sought to further secure opening until 22:00 below.

2.2 The application was for use from 0600 to 2300 hours, 7 days a week. The EHO is seeking to reduce use by: 0600 to 0700 hours Monday to Friday; 2100 to 2300 hours Monday to Friday; 0600 to 0800 hours Saturdays, Sunday and Bank Holidays; and 2100 to 2300 hours Saturdays, Sunday and Bank Holidays. This amounts to 23 hours per week ((1 x 5) + (2 x 5) + (2 x 2) + (2 x 2)).

2.3 It is noteworthy that the hours the EHO is suggesting curtailing are times when one would not be normally expected to sit in their garden. Most certainly in the case of 0600 to 0800 hours (irrespective of the day of the week), slightly more debatable in

the case of 2100 to 2300 hours. What makes padel acceptable at up to 2100 hours, but unacceptable at up 2300 hours?

2.4 Furthermore, any 'justification' to reduce hours is rendered wholly redundant by the suggested verification measures in Condition 3 (see later). Padel noise will either comply with the suggested noise verification levels or it will not (of course it will comply).

2.5 The time of day is wholly irrelevant. To expand on the above, what makes compliance with ProPG's Padel Noise Limits acceptable up to 2100 hours but unacceptable at up to 2300 hours?

2.6 What justification is there for the applicant having to wait 12 months (in the absence of unsubstantiated noise complaints) to apply for an extension of hours, especially considering that suggested Condition 3 requires demonstration of compliance with ProPG's Padel Noise Limits within 28 days of opening?

2.7 Suggested Condition 2 is unreasonable as it, to all intents and purposes, disregards the extensive body of technical work undertaken (such as noise break-out testing of the application site building and the fact that circa 90 dB LAFMax impact sounds i.e. representative of padel bat strikes were completely inaudible at the edge of the car park adjacent to the nearest dwelling house) as part of the submission.

2.8 It also disregards the 'safeguarding' provided by suggested Condition 3.

2.9 For reference, National Planning Policy Framework (revised August 2026) explicitly states in Section P3: Living Conditions and Pollution:

a. *Provide healthy living conditions for occupiers and users in terms of adequate access to light and avoiding exposure to levels of air, noise, artificial light or other sources of pollution which could have an unacceptable adverse effect on health and the quality of life. Where necessary suitable mitigation measures should be incorporated to secure acceptable living conditions;*

b. *Not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or* ***unacceptable levels of*** *air,* ***noise****, artificial light, water, soil or other forms of pollution on or beyond the site. Adverse impacts of this nature should be avoided where possible, or else mitigated to an acceptable degree. Where possible, opportunities should be taken to reduce pollution affecting the wider area (such as through traffic and travel management or improved external lighting);*

c. *Mitigate and reduce to a minimum potential adverse impacts resulting from noise, not result in levels of noise exposure which would have a* ***significant observed adverse effect****, and maintain the character of tranquil areas (those areas that have remained relatively undisturbed by noise from human sources and are prized for their recreational and amenity value for this reason);*

2.10 So what is an **acceptable level of padel noise**?

2.11 The preparation of a Professional Practice Guidance on Sport and Leisure Noise (ProPG), published as a draft for consultation on 24th June 2026 following extensive work undertaken by a Working Group consisting of representatives of the Association of Noise Consultants (ANC), Institute of Acoustics (IOA) and Chartered Institute of Environmental Health (CIEH). For reference, the co-authors of the guidance included practising Environmental Health Officers from North Norfolk District Council, City of Wolverhampton Council and South Cambridgeshire District Council.

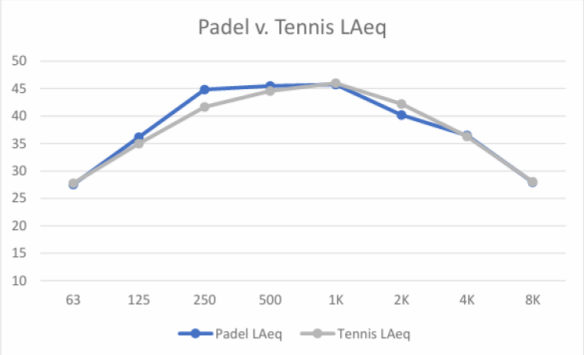
2.12 The Working Group had been tasked with the provision of guidance on the assessment of sport and leisure noise. The ProPG sets out the types of sounds typical of different sports, provides guidance on methods of prediction and assessment, and outlines good acoustic design and approaches to noise control. The guidance also provides a database of standardised sports source noise levels from different sporting activities. The aim is to provide a standardised data set on sport and leisure noise sources, which can be utilised by acousticians as part of planning applications and other environmental noise assessments. The appropriate use of this data set must be considered by acousticians both in terms of its scope and the limitations of the level of information provided. The data presented for each sport should not be considered as a definitive noise level and, where necessary, acousticians should gather their own data to support an assessment.

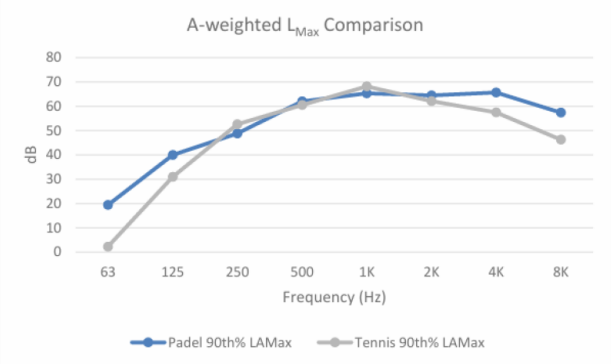
2.13 The recommendations within this document are formed from the professional opinions of the Working Group members and reflect their best practice.

2.14 Padel is a fast-growing sport that uses a solid padel to hit a padel ball (slightly smaller than a tennis ball, with less pressure, to reduce speed and bounce) with glazed screens around the court, which are part of the playing area. Padel is typically played as a doubles game with associated communication between players and discussion between rallies. In addition to voice the main source of noise is ball-on-padel. Additionally, noise is generated when balls are hit against the screens.

2.15 Hepworth Acoustics Report Reference P25-393-R01 for the conversion of two existing tennis courts to two open padel courts and one covered padel court at 247 Cranmore Boulevard, Shirley, Solihull B90 4ZL stated '*Whilst the character of Padel court match noise is not generally significantly different to a tennis match, the overall noise levels are higher and the sound of solid perforated racquet hitting the ball is somewhat different. However, the spectral content of the overall match noise levels is not significantly different'.*

2.16 This is further corroborated by Clarke Saunders Report Reference AS12543.220530.NIA for the installation at East Dorset Lawn Tennis & Croquet Club as shown below.





2.17 Readings show a tennis racquet strike is largely comparable to a padel strike with the average LAFMax being 3 dB greater for a padel bat strike than a tennis racquet strike.

2.18 Many of the sports or sports facilities considered in the ProPG incorporate activities or exhibit characteristics that result in regular impulsive noises. These include:

- Football played on Multi-Use Games Areas (MUGA) or five-a-side pitches where the ball strikes a metal goal or fence
- Basketball – ball bounces and backboard strikes
- Hockey – hockey sticks striking the ball and backboard strikes
- **Padel – ball strikes by the padel or against the screens**
- Skate parks – board slaps, grinds etc produce a range of impulsive noise characteristics
- Golf driving ranges – the noise generated is a series of impulses

2.19 The ProPG explained its rationale behind the setting of absolute limits as follows:

There is no definitive published guidance that provides guideline noise levels for impulsive noise sources that are generally applicable to sport or leisure activities. However, the Working Group considered it appropriate to provide guidance on maximum levels, considering the noise characteristics of many of the sports and activities described above.

The World Health Organisation (WHO) Guidelines for Community Noise provide a guideline level of 60 dB LAFMax applying to the external sound level outside bedrooms in order to prevent sleep disturbance (from all sources) assuming windows are partially open. This applies to the night-time period, which is defined as the hours 23:00 to 07:00 in the United Kingdom. The Guidelines for Community Noise do not include any daytime criteria for LAFMax that apply to residential environments or outdoor living areas. However, it can be noted that in terms of period noise levels, the daytime WHO guideline for dwellings indoors is 35 dB LAeq (0700–2300) and the night-time guideline is 30 dB LAeq (2300–0700). On this basis it could be reasonable to consider a 5 dB difference between night-time and daytime LAmax criteria and

therefore a daytime criterion of 65 dB LAFMax outside dwellings could be considered as a guideline indicating the potential onset of 'moderate annoyance'.

2.20 **The recommendation of the Working Group was that a criterion of 65 dB LAFMax can generally be adopted in the assessment of sports facilities where there will be frequently occurring impulsive events.** The recommendation of the Working Group was also to follow the recommendations of the WHO Guidelines for reasonable enjoyment of external spaces of 50 dB LAeq.

2.21 The Working Group also recommended that '*Detailed noise predictions will need to take into account the different source characteristics of sources associated with maximum sound levels. The noise modelling will need to predict levels at the most exposed receptors for the element(s) of the proposed facility that will generate the highest maximum noise levels*'. This has been undertaken on the basis of hours of padel noise measurements and also noise-break out tests at the application site building.

2.22 There is no reference in ProPG to the background sound level or the time of activity within the period 0700 to 2300 hours (legally defined as the daytime hours). It is clear that the recommended limit is an **absolute limit**, irrespective of site location (and by inference how quiet or loud a site location may be). This clearly renders redundant the 'argument' that there is a need to curtail padel noise in the early morning and late evening periods as long as the ProPG limit is met (as required to be demonstrated within 28 days of opening by suggested Condition 3).

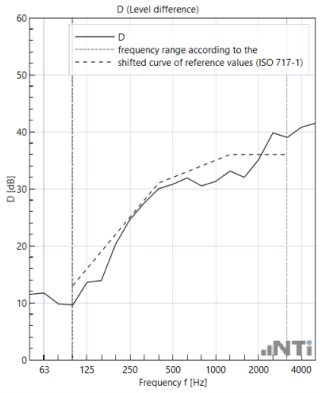
2.23 External padel noise at 5 metres from the edge of the open side of the nearest padel court has consistently been measured at up to 58 dB LAeq (30 mins) and up to 84 dB LAFMax. This is external padel noise on the open side of a court.

2.24 This is adjusted to 56 dB LAeq (30 mins) and 82 dB LAFMax at 8 metres from the open side of the nearest court (8 metres is the distance from the nearest proposed padel court to the edge of the application site building closest to the neighbouring residential dwelling). A + 6 dB reverberation correction is applied to give 62 dB LAeq (30 mins) and 88 dB LAFMax at 8 metres from the open side of the nearest court i.e. just inside the profiled liner.

2.25 This is then reduced by 31 dB (as demonstrated by on-site testing as shown see below) to 31 dB LAeq (30 mins) and 57 dB LAFMax at outside of the profiled liner. In terms of maximum noise levels, this is 8 dB **below** ProPG limit i.e. approximately twice as quiet as it needs to be. Furthermore, robustly, no allowance has been made for any attenuation provided by the timber boundary fence on top of the retaining wall.

Frequency f Hz	D 1/3 octave dB
50	11.5
63	11.7
80	9.8
100	9.6
125	13.6
160	13.9
200	20.3
250	24.6
315	27.5
400	30.0
500	30.8
630	31.9
800	30.5
1000	31.3
1250	33.1
1600	32.0
2000	35.1
2500	39.8
3150	39.0

≥: 1.3 dB correction applied, value at the limit of measurement



Results

D
D_n
D_{nT}
R'

Rating

$D_w(C;C_{Tr})$ = 32 (-2; -7) dB

Spectrum Adaption Terms

Name	Value dB
$C_{100-3150}$	-2
$C_{50-3150}$	-3
$C_{50-5000}$	-2
$C_{100-5000}$	-1
$C_{tr,100-3150}$	-7
$C_{tr,50-3150}$	-9
$C_{tr,50-5000}$	-9
$C_{tr,100-5000}$	-7

2.26 This ’31 dB’ attenuation is of the profiled metal sheet before the mezzanine gable end of the building closest to the residential dwelling is further sound proofed with a plasterboard lining and insulation (suggested Condition 4). The further soundproofing which will provide a significant degree of further attenuation (as shown below).

Acoustic Test Results Appendix A - Wall/Facade Panel Construction

Octave Band Sound Reduction Index (R) and Weighted Sound Reduction Index (R_w)

Wall	Panel and Lining	Octave Band Sound Reduction Index R								R_w	C_v	Surface Weight Kg/m²
		63	125	250	500	1k	2k	4k	8k			
1W	AWP/60 + no lining	15	16	19	23	26	22	39	–	25	-3	18
2W	AWP/60 + F	12	19	32	42	50	52	60	–	43	-10	30
3W	AWP/60 + W15	14	17	31	40	48	46	56	–	41	-10	28
4W	AWP/60 + W15 + F	17	24	37	45	52	54	64	–	47	-9	40
5W	AWP/60 + P + W12	16	22	37	45	51	50	63	–	46	-10	41
6W	AWP/60 + P + W12	18	23	35	44	49	50	61	–	45	-8	41
7W	AWP/60 + I + P + W	18	24	37	48	53	55	63	–	48	-10	4
8W	KS1000 RW/40 + I + L	13	14	29	38	40	45	55	–	38	-9	20
9W	KS1000 RW/40 + I + L	12	16	30	40	44	51	64	–	40	-9	20
10W	AWP/70 + no lining	20	15	17	23	18	25	40	46	24	-4	12.5

Key

AWP = Architectural Wall Panel with various profiles (Optimo, MR, EB, FL, MM, CX, WV, Longspan)
F = 10mm dense particle board (11.7kg/m²)
W15 = 15mm plasterboard (10kg/m²)
W12 = 12.5mm wallboard (7.9kg/m²)
P = 19mm dense plasterboard plank (15.2kg/m²)
I = Insulation (see construction description for details)
L = 0.7mm profiled steel liner sheet
The figures after the forward slash refers to the panel thickness in mm (ie AWP/60 = panel thickness of 60mm)

2.27 The application site building envelope and the additional sound proofing of the gable end of the building closest to the nearest residential dwelling is **beyond robust**.

2.28 The following was contained in the EHO e-mail dated 3rd November 2026 stated:

An extended baseline sound survey was carried out over the weekend prior to the site meeting (Saturday 04 and Sunday 05.10.2026, 06:00-23:00; and Monday 06.10.2026, 06:00-08:00), at our request, to include the full range of proposed operating hours, including evenings and weekends, when background noise levels are likely to be lower due to reduced road traffic and industrial/commercial activity on the rest of the industrial estate. The measurements were made on the most sensitive north-east facing elevation towards the nearest dwelling to reduce the influence of noise from traffic on Heage Road. The lowest measurements were 48 dB LAeq,60mins (at 06:00/22:00) and 45 dB LA90,60mins (at 06:00/22:00) – as expected, the lowest LA90 measurements are slightly lower (2 – 3 dB) than those provided in the original NIA as they were made on a Thursday and a Tuesday (Table 3.1 & Appendix 6); the lowest LAeq measurements are also lower for comparable periods (48dB LAeq at 06:00/22:00). Existing LAmax levels ranged from 55 dB (Sunday at 21:00) to 76dB (Sunday at 07:00).

2.29 RP Acoustics previous memo stated:

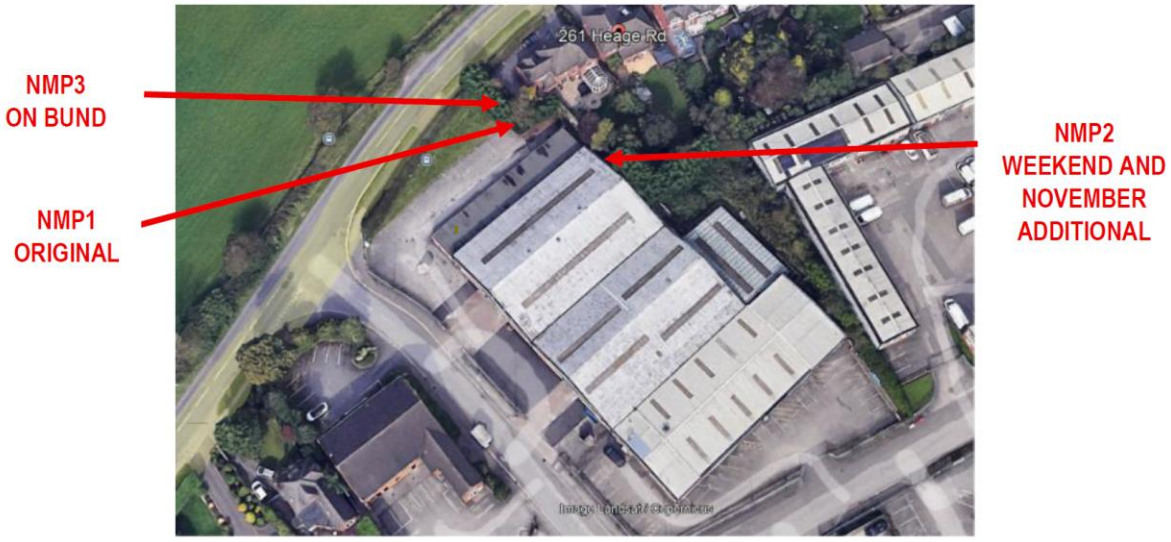
6.02 ***The weekend background sound levels at the new monitoring position in the ginnel at 1.5 metres above ground level are not significantly different (within 2 to 3 dB) to those in the original noise impact assessment. This is because the background sound level (LA90) is due to the A38 and not Heage Road (as traffic movements on Heage Road are more sporadic).***

6.03 It is important to note that the ProPG Sport and Leisure Noise makes no reference whatsoever to the background sound level. The 65 dB LAFMax criteria is set irrespective of the background sound level.

6.04 The ambient noise level at the new monitoring position in the ginnel at 1.5 metres above ground level during the weekend are circa 5 dB lower than the levels previously measured. ***The new monitoring position is more sheltered being at the foot of the retaining wall (as shown by a comparison of weekday and weekend noise measurements). The neighbouring dwelling house and garden is obviously not at the foot of the retaining wall.***

2.30 To illustrate the effect of location and vertical elevation on the background sound level, further 'simultaneous' measurements (with 2 sound level meters) were undertaken during the late evening of Sunday 8th November 2026 at the locations shown on the following page.

2.31 The results (of the original monitoring in the car park, the weekend monitoring in a sheltered location at ground level in the ginnel behind the building and the simultaneous measurements (2 sound level meters)) are tabulated overleaf below (note: times marked with an * (asterix) are 1 hour in length, otherwise 15 minute in length).


NMP3
ON BUND
NMP1
ORIGINAL
261 Heage Rd
NMP2
WEEKEND AND
NOVEMBER
ADDITIONAL



Day / Date	POSITION (HEIGHT)											
	NMP1 (ORIGINAL)			NMP2			NMP2A (6M HIGH)			NMP3 BUND		
	Time	LAeq	LA90	Time	LAeq	LA90	Time	LAeq	LA90	Time	LAeq	LA90
Thursday 14/05	0600	55	47									
	0615	55	48									
	0630	55	47									
	0645	55	48									
	0700	56	49									
	0715	56	49									
	0730	56	48									
	0745	56	48									
	0800	56	48									
Tuesday 12/05	2030	56	51									
	2045	55	50									
	2100	55	49									
	2115	54	50									
	2130	54	50									
	2145	54	49									
	2200	53	48									
	2215	53	48									
	2230	53	48									
Saturday 04/10				0600*	48	45						
				0700*	49	46						
				0800*	48	45						
				2000*	48	45						
				2100*	49	47						
				2200*	48	46						
Sunday 05/10				0600*	48	45						
				0700*	49	46						
				0800*	49	48						
				2000*	48	46						
				2100*	48	46						
				2200*	48	45						
Monday 06/10				0600	51	48						
				0700	50	47						
Sunday 08/10				**2140**	**49**	**45**	**2140**	**53**	**49**			
	2100	**51**	**46**				**2200**	**53**	**49**			
							2220	**53**	**49**	**2140**	**53**	**49**
	Late Sunday evening, little traffic on Heage Road, ambient & background dominated by A38 Simultaneous measurements (2 SLMs) illustrate that as position increases in height, so do the ambient & background sound levels; this is as expected due to increased acoustic horizon to A38											

2.32 The latest simultaneous measurements illustrate that as the elevation increases (note: the top of the garden fence is circa 5 metres above the car park / ginnel), so do the ambient and background sound level as the acoustic horizon to the A38 increases. This is as expected.

2.33 The latest simultaneous measurements also illustrate consistency between the original weekday evening measurements and the (elevated location to represent garden) weekend measurements. There is no 'dying down' of evening noise at a weekend; this is as expected give the source of noise is the A38.

2.34 I would also like to refer to the following statement in the e-mail:

As the precise impacts on living conditions are difficult to establish at this stage, and in the absence of accepted national assessment and noise emission criteria, the following conditions are recommended to protect the living conditions of sensitive receptors nearby, to address the concerns of objectors and to ensure appropriate and necessary mitigation measures.

2.35 How are the precise impact on living conditions not known? We have produced impact sound at the same decibel level as the padel courts and they were (in the EHO's own words):

Sound levels at ground level were largely inaudible along the north-west facing elevation towards Heage Road (separated from the courts by existing internal partitions) were just audible on the north-east facing elevation towards the nearest dwelling (largely due to break-out from the open single-glazed windows); and most clearly audible on the south-west facing elevation towards the industrial estate (due to break-out from the large roller shutter doors). On the most sensitive north-east facing elevation towards the nearest dwelling, closing the windows and the internal doors to the existing series of rooms along that side of the building (staff room, WCs and service area) reduced levels outdoors.

2.36 How can something that is '*just audible on the north-east facing elevation towards the nearest dwelling (largely due to break-out from the open single-glazed window'* and *'On the most sensitive north-east facing elevation towards the nearest dwelling, closing the windows and the internal doors to the existing series of rooms along that side of the building (staff room, WCs and service area) reduced levels outdoors'* represent a Significant Observed Adverse Effect Level (which is what NPPF states must be avoided)? The answer is, it cannot.

2.37 For reference the internal doors around the padel courts are to be fitted with self-closers and the circular open grille is to be fitted with a cover. These can be conditioned.

2.38 With regards '*the absence of accepted national assessment and noise emission criteria'*, I would contend that this does the detailed research and findings of the ProPG Working Group a dis-service. Furthermore, even without the lining to the mezzanine floor, the break out levels are very significantly below the ProPG limits. There are also criteria set out in the NPPF with regard the No Observed Adverse Effect Level, Lowest Observed Adverse Effect Level and the Significant Observed Adverse Effect Level. It is beyond all reasonable doubt that the proposed change of use to padel courts is, at all of the opening hours applied for, at the No Observed Adverse Effect Level. This conclusion has only been reinforced by all the additional measurements. I am at a loss as to how padel noise is acceptable at up to 2100 hours but then becomes unacceptable from 2100 hours to 2300 hours given that the ambient and background sound climate of the A38 is constant.

2.39 In light of the above comments, we would request the condition is amended as below. This would reduce the opening hours compared to those requested at each end of the day but would ensure the operationally viability of the proposal.

2.40 Suggest reworded to: *The permitted use shall be carried out only between 07:00 and 22:00 on Mondays to Fridays and between 07:00 and 22:00 on Saturdays, Sundays and bank holidays.*

3.0 Suggested Condition 3 – Noise Level

a) The permitted use shall at all times operate in accordance with the approved details and the noise emission level criteria in the Professional Practice Guidance 'ProPG: Guidance for the Assessment of Sport and Leisure Noise' (ANC/IOA/CIEH);

b) A verification report detailing compliance with a) at representative noise sensitive premises agreed with the Local Planning Authority, determined by measurement, shall be submitted to, and approved in writing by, the Local Planning Authority within 28 days of full operations commencing. The verification report shall include frequency analysis in no wider than one-third octave bands; and

c) If a) is not complied with, a scheme of mitigation shall be submitted to, and approved in writing by, the Local Planning Authority and implemented under the supervision of an acoustic engineer within an agreed period.

3.1 It could even be expended to include the requirement that the free field maximum padel noise levels at the façade of the dwelling do not exceed 60 dB LAFMax during the night time period which is legally defined at 2300 to 0700 hours

3.2 Why is the external 60 dB LAFMax night time limit important? Because ProPG itself states that the effects of sleep at such a level of noise maxima **from all sources** are regarded as **negligible.** The acceptance of this suggested condition clearly gives the local planning authority an immediate and clearly defined option of recourse.

3.3 Leading on from this, this provokes the very obvious question (as stated earlier), why are ProPG compliant levels acceptable at up to 2100 hours but not thereafter?

4.0 Suggested Condition 4 – Acoustic Insulation

Before the permitted use commences, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority detailing the acoustic insulation of the north-east facing wall (towards the nearest dwelling) above the mezzanine level described as a 'chill-out zone / spectator viewing area'. All works shall be fully implemented in accordance with the approved scheme and completed under the supervision of an acoustic engineer.

4.1 As evidenced, the acoustic insulation is not necessary to make the proposal acceptable. Moreover, if the proposal were not compliant with the noise emission

level criteria set out in Condition 3a) the acoustic insulation could be secured under Condition 3c).

4.2 Regardless of the above comments, the applicant is willing to do this as a goodwill gesture if the opening hours as requested above are agreed.

5.0 Suggested Condition 5 – External openings

All external doors and windows shall remain closed except for the duration of access and egress or in an emergency. All internal doors shall be fitted with a self-closing mechanism to minimise the risk of noise transfer from the padel courts.

5.1 Agreed, but relevant to the single storey office building.

5.2 Suggest reworded to: *All external doors and windows within the padel court area shall remain closed except for the duration of access and egress or in an emergency. All internal doors directly accessing the padel court area shall be fitted with a self-closing mechanism to minimise the risk of noise transfer from the padel courts.*

6.0 Suggested Condition 6 – External plant

No externally mounted/ducted plant, machinery or equipment shall be installed before the Local Planning Authority has approved, in writing, detailed information regarding its acoustic performance, operating hours and location. Following installation, if noise assessment by the Local Planning Authority determines that further mitigation is required, appropriate measures shall be taken in accordance with a scheme to be approved in writing by the Local Planning Authority within an agreed period.

6.1 Agreed.

7.0 Suggested Condition 7 – Amplified sound

No electrically amplified sound, including music and voices, or percussion instruments shall be permitted on the premises.

7.1 *The former occupier played radios at low level so why a blanket restriction required to padel? If such noise is inaudible at the application site boundary, then there is obviously no issue.*

7.2 Suggest reworded to: *Electrically amplified sound, including music and voices, or percussion instruments shall not be audible outside the application site boundaries.*

8.0 Suggested Condition 8 – Lighting

All internal and external lighting shall operate only between the approved opening hours [in Condition 2]. No lighting shall operate outside these hours unless full details of its design, location, illuminance levels, orientation and operating times have first been agreed with the Local Planning Authority.

8.1 We are unaware of any additional objections which have been received from the public and it does not appear to have been published. Nevertheless, there are currently no restrictions on lighting at the site and external security lighting is in operation to this day as can be seen in the photo provided in relation to Condition 2.

8.2 No new lighting is proposed externally but the existing lighting will continue to be used.

8.3 Internally lighting will be required on a limited basis outside of the opening hours for staff members to fulfil their duties safely e.g. cleaners or staff opening the premises in the morning. Light spill from the rooflights in these instances would be limited and would not result in any harm to the living conditions of the neighbouring residents.

8.4 Suggest reworded to: *No external lighting, apart from the existing above door security lights, shall operate outside of the approved opening hours in Condition 2 unless full details of its design, location, illuminance levels, orientation and operating times have first been agreed with the Local Planning Authority.*