

DROP AIR LIMITED

Noise and Amenity Statement

Proposal	Change of Use from Sui Generis to Class E(d) - Indoor Sport, Recreation or Fitness
Site	The Car Depot, Derby Way, Bury, Greater Manchester, BL9 0NJ
Applicant	Miss Atkinson / Drop Air Limited
Supporting document	Supplementary statement to the submitted Planning Statement

1. Purpose of Statement

This Noise and Amenity Statement has been prepared in support of the proposed change of use of part of the existing commercial premises at The Car Depot, Derby Way, Bury to an indoor activity and recreation facility falling within Use Class E(d).

The statement supplements the submitted Planning Statement, which confirms that all activity associated with the proposed use will take place indoors and is not expected to result in unacceptable noise or disturbance to neighbouring properties.

The purpose of this statement is to provide further detail regarding the management and containment of noise associated with the proposed operation.

2. Nature of the Proposed Use

The proposed development involves the reuse of an existing substantial commercial building to provide an indoor family activity and recreation facility.

All principal recreational activities will take place within the enclosed building. There will be no external play areas or outdoor recreational activities associated with the development.

The premises are located within an established mixed commercial/leisure area containing light industrial, retail, residential and service uses.

3. Internal Activity Noise

Noise generated by customers using the recreational facilities will principally comprise normal indoor activity associated with a professionally operated family leisure venue.

The building's existing external envelope will provide separation between the internal activities and surrounding properties.

Any background music or amplified sound used within the premises will be maintained at appropriate internal levels and managed so as not to cause unreasonable disturbance outside the building.

Doors will remain closed during normal operation except as required for customer access, servicing, emergency egress and other operational requirements.

4. Mechanical Plant and Ventilation

Where mechanical ventilation, extraction, heating, cooling or other plant is required as part of the internal fit-out, equipment will be appropriately selected, positioned and installed to minimise noise transmission to neighbouring occupiers.

Any such equipment will be maintained appropriately throughout the operation of the premises.

5. Deliveries and Servicing

The submitted Planning Statement confirms that deliveries and servicing will take place outside customer operating hours wherever possible and will utilise the Derby Way access.

This will assist in preventing unnecessary concentration of customer and servicing activity and minimise potential disturbance.

6. Customer Arrivals and Departures

The facility will operate using a pre-booked session system. Sessions will last approximately two hours, with new sessions commencing at staggered 30-minute intervals.

This arrangement creates a controlled and continuous flow of customers rather than large groups arriving and departing simultaneously. This approach will assist in managing activity within the car park and around the entrance to the premises.

7. Protection of Neighbouring Amenity

Drop Air Limited will operate the premises responsibly and will implement appropriate operational management procedures to prevent unreasonable disturbance to neighbouring occupiers.

The following measures will assist in protecting neighbouring amenity:

- all recreational activities taking place indoors;
- no external play areas;
- the use of an existing substantial commercial building;
- appropriate management of internal music and activity;
- controlled customer arrivals and departures;
- appropriate specification and positioning of mechanical plant; and
- managed deliveries and servicing.

These measures will help ensure that the proposed use does not result in an unacceptable impact upon neighbouring amenity.

8. Conclusion

The proposed development represents the reuse of an existing commercial building for an indoor sport and recreation use.

The nature of the building, the entirely indoor operation of the principal activities and the proposed operational management measures mean that the development is not expected to result in unacceptable noise or disturbance to neighbouring occupiers.

The proposal therefore appropriately addresses noise and amenity considerations associated with the proposed Class E(d) use and supports the conclusions of the submitted Planning Statement.

Prepared in support of the planning application for Drop Air Limited

September 2026