

THE WHITE BEAR, BARNSELEY FOR BLACKROSE PUBS

PROPOSED NOISE MANAGEMENT PLAN

Introduction

This report has been compiled in support of the current Planning and Listed Building Applications

As Agents of Blackrose Pubs we have been asked to prepare a Noise Management Plan to assist with the support of the current applications and our Client has added Management Plan comments below as comfort to overcome any concerns that the Council and residents may have

The purpose of this document is to put in place best available techniques (BAT) to reduce noise emissions from the proposed use.

Site Description and Proposal

The site is The White Bear Public House and the Proposals are to develop and refurbish the current premises, and extend into the current Hairdressers shop to create a covered external area. The proposal is to create simply an outside area where customers can get some fresh air under cover and enjoy a drink / food. As we mentioned previously on a sunny day these premises lose valuable customers to other premises and it is affecting trade badly. Also this space is essential to overcome Covid issues and customer needs that have been evident now for the last two years.

Licensing Approval has been received for the proposals, without any EHO comments re noise, allowing our client to use this space for licensing activity

The surrounding area is predominantly Commercial with 1 no residential block of apartments opposite. Activities within the covered terrace would typically comprise the following:

- Groups of customers talking
- Customers eating meals purchased at the public house
- Noise from service staff serving and clearing away food and drinks

In some environments, outdoor seating areas could include amplified music, televisions etc however this will be prevented on this site through the implementation of the noise management plan, as shown below.

Design Considerations already included in the Application

As we mentioned on other applications we have in with other Authorities we have agreed the following conditions to overcome any potential noise breakout from the main pub. We propose the same detailing at the White Bear :-

Double glazed external doors fitted with automatic door closers fitted between outside and inside

No music or speakers in the outside area

CCTV installed to cover the external space for supervision at all times

Hours of use limited to 10.00am - 10.00pm

Regular inspections of the area by Staff

Also on busy days like Barnsley FC match days or music festival weekends doorman to be provided to supervise the area, which is a Licensing requirement

Proposed Noise Management Plan

Mitigation Measures

Nearby windows to residential properties overlook the premises and the current side entrance. The current external area outside of the entrance is used at all times by customers however has no protection or Barrier to prevent customers spilling onto the pavement. It is to be noted that there have been NO noise complaints from our site.

This proposal is to offer a slightly bigger area, which is fully contained and covered which can be policed by staff and at weekends and particularly on matchdays by doorman

In order to reduce the likelihood of causing an adverse impact during particularly sensitive periods it has been recommended that the following mitigation measures are implemented:

- ***Outdoor covered area should not be available for use by patrons after 22:00. After this time, the area should be cleared and the internal glazed doors and external shutters onto the terrace area closed.***
 - This suggested cut-off time is earlier than the existing premises license.
 - This will also ensure there are no noise emissions from the covered area during night-time hours, when residential sensitivity is particularly high.
- ***There should be no amplified music or televisions in the covered seating area.***
 - Due to the residential nature of nearby premises, it is not considered appropriate to permit any live or amplified music in the covered seating area.
- ***Behaviour of patrons using outdoor seating areas should be monitored by regular patrols to ensure there is no unnecessary or excessive noise.***
 - The behaviour of patrons can be a significant factor in the levels of generated noise, particularly where the sale of alcohol is concerned. Regular patrols will be

undertaken to identify and prevent any potential for unnecessary noise due to the behaviour of patrons.

Implementation

The noise management must be enforced at all times when the covered area is in use. The measures should be reviewed and reassessed if any material changes or circumstances change. The measures should also be reviewed on receipt of any complaints due to noise in these areas.- ie match day

We would recommend maintaining an open channel of communication with concerned residents, to ensure that they are reassured that appropriate steps are always being taken, and that any potential complaints will be carefully considered and addressed.

BLACKROSE PUBS MANAGEMENT PLAN

Blackrose Pubs agreement to comply with Noise Management Plan

The Company hereby agree to comply with the points noted in the above Noise Management plan at all times when the covered area is in use

Operation Policy

The structure of our staffing policy at The White Bear is that a member of management/supervisor position will be on the site at all times when the premises are open to implement and control of all the issues raised above and to generally police the site. Each Manager has a good working relationship with the Security company who provide the door staff, Licensing and the Police

The effects of Covid on the White Bear business

The effects of Covid on the business across the Country has been devastating and more so here at the White Bear. The tiered system, especially during the times where customers could only sit outside meant because we have no outside area at all that we needed to close for far longer than our competitors in Barnsley and our other sites

Summary of lock down/restriction dates affecting White Bear

- 31/10/2020 White Bear subject to tier 4 restrictions – hospitality venues without outdoor setting must close
- 05/11/2020 National Lockdown
- 02/12/2020 White Bear subject to tier 4 restrictions – hospitality venues without outdoor setting must close
- 19/12/2020 all hospitality venues in Barnsley close
- 12/04/2021 Hospitality venues with outside settings can open with table service
- 17/05/2021 Hospitality venues with inside settings can open with table service

We already have major issues at this site that unfortunately the student population of Barnsley because of the lack of an outside area choose to use other premises like Wetherspoons etc

This combination means that the business was and still is very close to closure unless we do something very quickly

The Blackrose board have looked at all of our sites across the business and prepared an individual report of how we can either maintain a sustainable business or try to develop each site to give a further offer to make it more viable. Here it was decided to try with your support to create an outside area for our customers who remain uneasy about Covid and prefer to sit outside, along side that refurbish the premises to create an all round offer, older customers for day time lunch, 30-50's in the central area and the lower area to attract students in an area that can be purely for them with the added advantage of an external area

Conclusion

The White Bear is in need of an external area in order to simply exist in 2022 onwards. The facility is not really much different to the use of the area outside the current entrance doors, it is simply enclosed to give better control at all times. The Board of Blackrose with your consent will invest into a refurbishment and repair programme on these premises and which to work with you closely in order to achieve this. It is in everyones interest to keep this Listed Building trading and not to close

