

# Noise Management Statement

Pursuant to Condition 4 of  
Planning Permission P2022/0981

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**Ynys Arms, Ynysmeudwy Road,  
Pontardawe, SA8 4QJ**

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August 2023



## Summary

**Proposal:**

Discharge of condition 4 (noise mitigation measures) of planning permission P2022/0981.

**Location:**

Ynys Arms, Ynysmeudwy Road, Pontardawe, SA8 4QJ.

**Date:**

August 2023.

**Project Reference:**

S22.189

**Client:**

Mr Leigh Dineen

**Product of:**

Asbri Planning Limited  
Unit 9 Oak Tree Court  
Mulberry Drive  
Cardiff Gate Business Park  
Cardiff CF23 8RS

**Prepared by:**

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**Approved by:**

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## 1.0 Introduction

- 1.1 Asbri Planning Ltd has been appointed as planning agent to Leigh Dineen in respect of the discharge of condition 4 of planning permission P2022/0981, for the retention of change of use from public house (A3 use) to guesthouse (C1 use), including public bar/restaurant and 8 no. guest rooms to allow for premises to be used for private hire/functions together with repositioned boundary fence.
- 1.2 Condition 4 of the above permission relates to noise management measures. For brevity, this condition is detailed in full in section 4 of this statement.
- 1.3 This Noise Management Statement addresses each of the points raised in the above condition, indicating that noise mitigation measures have been, and will continue to be adhered to for the duration of the property under the existing approved use.
- 1.4 As part of this discharge of condition application, the following application plans/drawings are submitted:

| Drawing Name                                | Prepared By    |
|---------------------------------------------|----------------|
| Site Location Plan                          | CMK Architects |
| Noise Management Statement (this statement) | Asbri Planning |

- 1.5 The following supporting documents are submitted alongside the Planning Application:

| Document Name                          | Prepared By    |
|----------------------------------------|----------------|
| Completed Application Forms            | Asbri Planning |
| Supporting Statement (covering letter) | Asbri Planning |

- 1.6 The statement is structured as follows:
- **Section 2:** provides a brief description of the site and its surroundings;
  - **Section 3:** summarises the approved development in which this condition is pertinent to;
  - **Section 4:** details the existing and proposed measures and considerations at the Ynys Arms in relation to noise generation and its mitigation;
  - **Section 5:** provides a conclusion regarding the existing and proposed noise mitigation measures at the Ynys Arms, in relation to the approved use.

## 2.0 Site Description

### **The Site & Surroundings**

- 2.1 The site is located in Ynysmeudwy which is a village in the Swansea Valley north of Pontardawe. The site comprises the Ynysmeudwy Arms which is a public house with surrounding grounds including a car parking area alongside an outdoor amenity area for customers. The site sits to the south of Ynysmeudwy Road with no. 172 Ynysmeudwy Road to the east and undeveloped green fields to the south and west.
- 2.2 A review of the Cadw mapping system shows that the site is not listed and does not adjoin any listed buildings. There is a listed structure nearby (Cadw reference 11204), Ynysmeudwy Uchaf Overbridge on Swansea Canal which is a grade II listed building.
- 2.3 A review of the Natural Resources Wales development advice map shows the site is within Zone A as such is considered to be at little or no risk of fluvial or coastal/tidal flooding. The flood map for planning identifies the site is within flood zone 1 therefore is at negligible risk of flooding.
- 2.4 There are two bus stops closely located to the site on Ynysmeudwy Road the further is approximately 70m from the site with the closest being within 30m.
- 2.5 A review of the OS mapping shows that there is a national trail / long distance route which runs along the canal alongside an off road cycling route along the river. Each option provides good connectivity for active travel options.

### 3.0 The Approved Development (P2022/0981)

- 3.1 Under planning permission P2022/0981, the change of use of the Ynysmeudwy (Ynys) Arms from a pub (A3) to guesthouse (C1), including public bar / restaurant and 8 no. guest rooms to allow for premises to be used for private hire / functions was permitted by Neath Port Talbot Council on the 2<sup>nd</sup> June 2023.
- 3.2 As per the above permission, either all of the property, or solely the communal areas can be hired out for private use. The property's kitchen and bar remain integral to the use of the property. The schedule of rooms within the building remain as follows:

| Rooms                  | Description                                                                                                                                                                                   |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Rooms 1 – 8 (Upstairs) | 7 x double bedrooms with ensuite.<br>1 x children's bedroom, no ensuite.                                                                                                                      |
| Bar / communal area    | One large room with bar and toilets to the side. The communal area has been split into areas:<br>Children's<br>TV area with soft furnishings<br>Games area with pool darts etc<br>Dining area |
| Kitchen                | -                                                                                                                                                                                             |
| Toilets                | -                                                                                                                                                                                             |
| Storage                | -                                                                                                                                                                                             |
| Cellar                 | -                                                                                                                                                                                             |

- 3.3 Condition 4 of the above planning permission relates to noise management measures (Noise Management Plan), and is detailed in section 4 of this statement. The criteria of condition 4 are addressed in turn in the following section of this statement.

## 4.0 Noise Mitigation Measures

### Condition 4 of P2022/0981

4.1 Condition 4 (noise management) reads as follows:

*"Within 2 months of the date of this permission a Noise Management Plan shall be submitted, which must be formally approved by the local Planning authority. The Noise Management Plan shall, as a minimum:*

- 1. Identify the scope of all proposed uses within the site including the use of external areas.*
- 2. State the hours of operation for these uses and areas of the premises to which they apply.*
- 3. Identify the sources of potential noise, to include:*
  - a) Music, live or recorded or amplified entertainment (use of a microphone etc)*
  - b) Behaviour of persons attending the venue.*
  - c) Traffic management in terms of: taxis or vehicles stopping at the premises to pick up or set down.*
  - d) Controls to be specified on persons gathering outside in a 'beer garden' or for smoking*
  - e) control of noise outdoors that may affect residential premises. f) Restriction times of dropping of bottles into bins.*

*The Noise Management Plan shall set out requirements for both passive and/or active measures for mitigating the potential noise for the provision of amplified music and entertainment:*

*A monitoring programme shall be implemented that ensures that regular checks are carried out at:*

- a) the start of a music/entertainment event a responsible person shall carry out checks outside the nearest residential premises to ensure the music/entertainment is not audible.*
- b) This check must also be carried out during the performance, and at the start of any new set.*
- c) Specify and record any corrective measures that are required to rectify any disturbance being caused.*

*The Noise management plan as approved, shall be strictly adhered to throughout the operation of the site thereafter.*

*Reason In the interests of amenity and to ensure that the operation of the site does not result in unacceptable impacts upon the amenity of*

*adjacent noise sensitive properties and to accord with policies BE1 and EN8 of the Neath Port Talbot Local Development Plan."*

### **Criteria 1: Scope of Proposed Use (Internal and External)**

4.2 Criteria 1 of condition 4 states:

*"1. Identify the scope of all proposed uses within the site including the use of external areas."*

4.3 The interior of the property is split into four main areas, containing: a children's play area (with gaming setup), a games area (containing a pool table), a television area, and a dining area. The outside area at the rear of the property contains an undercover seating area (can accommodate up to ten people), a barbequing area, a children's play area (with play frame and trampoline), and a garden area. The outside area is used by guests during the daytime, but is not used during nighttime hours as per the venue's terms and conditions.

4.4 It is considered that the uses within the site detailed above are sufficient to show conformity with criterion 1 of condition 4.

### **Criteria 2: Hours of Operation**

4.5 Criteria 2 of condition 4 states:

*"2. State the hours of operation for these uses and areas of the premises to which they apply."*

4.6 In technical terms, the hours of operation of the Ynys Arms are 24 hours a day, 7 days a week. This is due to the private hire nature of the venue, where hiring guests sleep in the property overnight.

### **Criteria 3: Sources of Potential Noise**

4.7 Criteria 3 of condition 4 states:

*"3. Identify the sources of potential noise, to include:*

- a) Music, live or recorded or amplified entertainment (use of a microphone etc)*
- b) Behaviour of persons attending the venue.*
- c) Traffic management in terms of: taxis or vehicles stopping at the premises to pick up or set down.*
- d) Controls to be specified on persons gathering outside in a 'beer garden' or for smoking*
- e) control of noise outdoors that may affect residential premises.*
- f) Restriction times of dropping of bottles into bins."*

#### Hours of Operation

- 4.8 Whilst the hours of operation of the Ynys Arms are 24/7, it should be recognised that this does not mean that noise will be generated at all times. Potential noise sources, and the measures in place to mitigate noise impacts are detailed below.
- 4.9 The primary inside room of the venue has a small speaker setup, containing two small speakers and a small amplifier. This allows guests to play music of their choice inside the property. Given the size of the speakers and amplifier, any noise generated will not exceed a respectable noise level. This music cannot be heard from outside the property if all windows are closed. No music is allowed in the outside area of the property at any time.
- 4.10 Live music is generally not permitted within the Ynys Arms – it is only permitted if a written request is provided prior to a booking's arrival, and is approved by the venue's management team. The Ynys Arms' terms and conditions detail that guests who are permitted live music must pay for a member of staff to be in attendance throughout the duration of the live music, in order to monitor noise levels at all times and to turn off the live music at the appropriate time. This is an existing measure in place at the Ynys Arms, and it is considered that this is in accordance with the noise monitoring programme outlined in the above condition.
- 4.11 As such, it is considered that the above information on music and live music, and the mitigation measures details is sufficient to show conformity with criterion 3a of condition 4.

#### Antisocial Behaviour, Gathering Outside, Disposing of Bottles and Other Measures

- 4.12 The Ynys Arms has a zero-tolerance policy on antisocial behaviour. The venue's terms and conditions are sent to guests prior to arrival, and are reiterated to guests upon arrival. The terms and conditions of the Ynys Arms include the following measures:
- Sound levels are to be no louder than the speaker setup provided indoors;
  - Live music (if permitted) is to finish by 23.00 hours at the latest;
  - All windows and doors to be closed to limit noise emittance;
  - No congregating in the outside area of the property after 22.00 hours;

- No amplified music is permitted in the outside area of the property at any time.
  - The drinking of alcohol is not permitted after 22.00 hours outside of the property, in compliance with licensing laws;
  - The disposal of glass bottles into the outside bins is only permitted between the hours of 08.00 to 21.00, so as not to disturb neighbouring properties during nighttime hours.
- 4.13 A camera and monitoring system is in place outside the venue to monitor noise and behaviour at the rear of the property. The Ynys Arms reserves the right to close a booking down if the above terms and conditions are not adhered to.
- 4.14 It is considered that the above information is sufficient to show conformity with criteria 3b, d, e and f of condition 4.

Traffic Management (Access, Parking and Dropping Off)

- 4.15 The venue's car park is located at the rear of the property, behind locked gates. Upon arrival, guests park in the car park and the property's gates, for security purposes. The property cannot be accessed from the front – keys are not provided to guests in order to protect neighbouring properties (located opposite the front of the Ynys Arms) from any noise generated at the front of the property.
- 4.16 It is not common for taxis or vehicles to stop outside of the property for picking up/dropping off purposes, due to the private hire nature of the venue. In the rare instance that this is required, the management of the Ynys Arms have stated that the locked car parking gates are unlocked and opened temporarily (for a short duration). This is done so that vehicles picking up/dropping off do not impact the amenity of neighbouring properties on Ynysmeudwy Road. Once the required picking up/dropping off is done, the gates are shut and locked once again.
- 4.17 It is considered that the above measures on traffic measures are sufficient to show compliance with criterion 3c of condition 4.

## 5.0 Conclusion

- 5.1 This noise management statement has been written to detail the conformity of the Ynys Arms in relation to noise mitigation, as pursuant to condition 4 of planning permission P2022/0981.
- 5.2 This statement has detailed the measures and policies currently adopted by the Ynys Arms relating to the mitigation of any noise generated by the use of the venue for private hire. These include measures on anti-social behaviour, restrictions on the use of the venue's outside area at certain times, restrictions on music (live and non-live), and restrictions on the disposal of glass bottle.
- 5.3 It is considered that the Ynys Arms have a robust set of measures in place to mitigate noise and antisocial behaviour. As such, it is considered that issues relating to noise are complied with, and condition 4 (Noise Management Plan) of P2022/0981 can be discharged accordingly.

## 6.0 Addendum in Response to LPA Comments (received September 2023)

6.1 This section has been prepared as an addendum in order to address the comments provided by Neath Port Talbot County Borough Council's Environmental Health Department in response to the original Noise Statement submitted as part of application ref P2023/0610.

6.2 Each of the comments provided will be set out below, with a response addressing each comment provided underneath, on behalf of the applicant.

6.3 A Noise Mitigation Assessment has been included within Appendix 1 following this addendum. This details potential sources of noise, the mitigation measures currently used to reduce the risk associated with these noise generation sources, and their overall risk following the application of these mitigation measures.

*"The website seems the whole venue is hired out, but then it says it has a public bar, clarification over the premises use is required: does it have an operational public bar? If so, how will this be managed?"*

6.4 The venue is subject to private hire bookings, and there is no private bar. The bar which served the site's former Pub use is still in place, but it is not stocked and isn't open to the public (i.e. those who hire the venue). As such, it is merely an aesthetic feature and serves no other use at present.

*"The Noise Statement does not seem to be anything more than some general statements, it lacks details and specifics, the procedures and control measures are absent."*

6.5 It is considered that the responses detailed in within this addendum provide further detail and context for the Local Authority with regard to procedures and mitigation measures.

*"Public bar/restaurant and 8 no. guest rooms to allow for premises to be used for private hire/functions". No information given for the type of functions, how many will be in attendance, how they will be managed, how often they will be held."*

6.6 In principle terms, the venue's primary use is accommodation with the downstairs of the property utilised as a communal area. This downstairs area contains a kitchen and 'bar' area (bar solely used

for visual purposes as previously clarified) with dining and soft furnishings, in addition to a small games section (containing a pool table and dart board) and a seating area with a television. As such, the nature of bookings varies depending on the demographic of the booked group, including holidays, weddings, birthday parties, corporate bookings and other events. The average size of each booking to date is approximately 16 people.

*"Site and Surroundings: This section does not indicate that there are houses across the road, less than 20m away, it only refers to the fields to the south and west. It is concerning that the noise sensitive receptors would not be included in this statement/plan. On this note; I have received a complaint from the residents about screaming and shouting from outside the premises at 4am, over the weekend."*

- 6.7 Given the mitigation measures detailed within this Noise Statement, it was considered that impacts are limited as effectively as possible in order to ensure that these properties do not experience noise generated. Whilst the proximity of the properties mentioned is duly noted, the above measures, in addition to the presence of a busy road in the B4063 (which separates the site from these properties), are considered to contribute significantly in ensuring that these properties do not suffer adversely from noise related issues.
- 6.8 The news of a complaint comes as a surprise to the applicant, who has not been informed of this by the Council or neighbouring properties. According to the applicant, the Ynys Arms have accommodated over 100 bookings without receiving a noise complaint. This has been assisted by the noise prevention and mitigation measures detailed within this addendum. It is noted however, that like other residential premises (guesthouses; Use Class C3, hired and unhired), it is not possible to ensure that instances like this never occur. Overall, it is considered that the new use of the site has significantly contributed to reducing any noise impacts, in comparison to the site's former use as a public house. The Ynys Arms are keen to work with neighbouring properties in order to establish and maintain positive relations within the community, and stress that breaches of venue policy (with regard to antisocial behaviour) will be dealt with in the appropriate manner.

*"The Ynys Arms' terms and conditions detail that guests who are permitted live music must pay for a member of staff to be in attendance throughout the duration of the live music, in order to monitor noise levels at all times and to turn off the live music at the appropriate time: Does this mean that the premises will not have a member of staff in attendance when there is not any live music?"*

- 6.9 If a private hire booking requests live music, or a wedding with guests, for example, then venue policy dictates that two members of staff must be in attendance at the site for the duration of the booking (usually a full day or evening), in order to monitor noise levels and to close down the venue at the correct time. Apart from events such as these, there are no members of staff present - only these staying in the venue's accommodation during overnight hours (for example, those who are hiring the venue for a holiday) are left alone at the venue.

"Sound levels are to be no louder than the speaker setup provided indoors: What are the details of the 'set-up' inside? What are the sound levels? How have the levels been determined? Is there a limiter? How will they ensure windows are closed? What if the party bring their own speakers? No congregating in the outside area of the property after 22.00 hours. What if there are people causing a disturbance? How is this proposed to be managed?"

- 6.10 Comments noted. A small sound system connected to two speakers placed within the ceiling is currently in place within the bar area of the property. This system has been in place at the venue for an extensive period of time, dating back to the use of the site as a public house. No physical limiter is in place - when played at its maximum noise level, muffled noise from the speaker can be heard at the entrance of the property – this cannot be heard when stood across the road, opposite the venue and near to Clos Nant Ddu.
- 6.11 The three windows fronting onto Ynysmeudwy Road are permanently locked and cannot be opened, in order to aid in noise mitigation. Similarly, the entrance door on this frontage is locked and only used for emergencies. The Venue are not aware of any booking who have brought own speaker, as it is considered that each booking is aware of the existing sound system in place.
- 6.12 With regard to congregation, there is not considered to be enough room at the front of the venue for users to congregate, given the site's frontage directly onto Ynysmeudwy Road and that the venue's front door is permanently locked. Congregating is permitted at the rear of the property, within the seating area provided. Venue policy states that no congregation is permitted outside the property after 22.00 hours, in order to and minimise the number of people outside after these hours, as they would in their own home. The CCTV monitoring system, which also contains motion sensors, covers the front and rear of the properties and alerts the venue's operators of any mass activity outside after hours, in order to ensure that no outside congregating takes place.

*"The drinking of alcohol is not permitted after 22.00 hours outside of the property, in compliance with licensing laws; Not Licensing Laws, relating to individual premises licences, do they need one if they have a Public Bar? . If the whole property is being rented, then its unlikely alcohol will be being sold, and therefore no licensable activity."*

- 6.13 This is relayed to guests primarily as a deterrent, in order to aid in the mitigation of anti-social behaviour. Whilst the premises does have a license to sell alcohol – the venue chooses not to sell alcohol.

*"A camera and monitoring system is in place outside the venue to monitor noise and behaviour at the rear of the property: Is this being monitored live, and an action plan put in place for immediate action , if there is an issue or; Or is it only a recording camera which is referred to only after an incident has caused disturbance."*

- 6.14 The venue is not monitored 24/7, but the monitoring system is live and the venue's operators intermittently monitor the venue through the system in the evenings when guests are staying overnight. If the venue's operators consider that noise levels are too high, then guests are contacted immediately and if necessary, will attend the site to enforce the issue.

*"4.15 The venue's car park is located at the rear of the property, behind locked gates. Upon arrival, guests park in the car park and the property's gates, for security purposes: What are the controls/procedures to manage this?"*

- 6.15 A key box is in place on the pillar of the venue's entrance gate, so that guests can let themselves onto the site. Once on-site, a key box is in place near the rear door into the property, which allows guests to enter the venue. Guests cannot gain entry to the premises via the front door (fronting onto Ynysmeudwy Road) as they do not have access to the keys for this door.

*"4.16 It is not common for taxis or vehicles to stop outside of the property for picking up/dropping off purposes, due to the private hire nature of the venue. In the rare instance that this is required, the management of the Ynys Arms have stated that the locked car parking gates are unlocked and opened temporarily (for a short duration).*

- What are the identified control measures regarding this;*
- Who will be doing this?*
- How will they know when a private hire vehicle is going to attend?*
- If there are only 8 bedrooms; this will mean that only a limited*

*number of people will be residing at the premises, the remainder will need to travel."*

- 6.16 The only occasion where the venue welcomes 'guests of guests' is for events such as weddings, with certain guests (maximum of 16) residing overnight and others attending the venue for the duration of the day. When events such as these are held, staff are on-site in order to monitor the event, in line with venue policy. From experience, the weddings held at the venue have not required taxis, with daytime guests using cars. However, in the event that a taxi is required, guests are asked to inform the staff in attendance in advance of a taxi booking, with the venue's gates left open for a short period of time until the taxi arrives.

*"A Noise Management Plan would normally identify all noise sources that could potentially cause disturbance to nearby noise sensitive receptors and specify procedures and controls that will be put in place to reduce the noise to an acceptable level. The plan would indicate who will be conducting the controls and how they will achieve it. The monitoring of the plan would also be included to ensure it is operating effectively, and any problems that arise would be included, and corrective action would be specified. As the Noise Statement that has been submitted has this information lacking, we are not able to accept the document and discharge the condition."*

- 6.17 As detailed throughout this addendum, the primary sources of noise at the Ynys Arms are considered to be generated from people and music. Mitigation measures for both of these sources have been highlighted throughout this addendum, including CCTV monitoring and checks, which have contributed to the site in successfully mitigating noise impacts since the venue's operations under Use Class C1 (Guesthouse) commenced. The above point is noted, and as such the table included in Appendix 1 provides an overview of the sources of noise generation, the relevant mitigation measures carried out, who will be controlling these measures, and their new evaluated risk level.

## Appendix 1 - Noise Mitigation Assessment

| Source of Noise                                                 | Potential Risk Level | Mitigation Measure(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Who Will be Controlling and How                                                                                                                                                                                                                 | New Risk Level  |
|-----------------------------------------------------------------|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Music                                                           | High                 | <p>Venue's sound system has a maximum volume control installed.</p> <p>The venue's operators have conducted exercises testing how loud the noise generated from the current 'maximum' level of the sound system. Found that the music cannot be heard when standing across Ynysmeudwy Road.</p> <p>Depending on the nature of the event (i.e. weddings), staff are in attendance to monitor noise levels and to 'close down' the premises after a day event. This also applies to events with live music.</p>                                                   | The venue's operators, and other members of staff.                                                                                                                                                                                              | Low to Moderate |
| Outdoor congregation during daytime hours / General event noise | High                 | <p>Depending on the nature of the event (i.e. weddings), staff are in attendance to monitor noise levels. If noise levels / outdoor activity is deemed to be too antisocial, venue management will attend the site</p> <p>CCTV monitoring system is used to remotely monitor events.</p> <p>Entry into the front of the property is restricted – the door is locked and guests do not have access to the key.</p> <p>Gating at the rear of the property is closed unless opened for incoming/outgoing vehicles.</p>                                             | <p>The venue's operators, and other members of staff in attendance.</p> <p>The venue's operators (those who have access to remotely monitor the venue).</p>                                                                                     | Low to Moderate |
| Outdoor congregation during nighttime hours (past 22.00)        | High                 | <p>CCTV monitoring system is used to remotely monitor events. If noise levels / outdoor activity is deemed to be too antisocial, venue management will attend the site and carry out enforcement action.</p> <p>The venue's front entrance is locked at all times (except in emergencies). This prevents picking up/dropping off at the front of the property, directly opposite properties on Ynysmeudwy Road and Clos Nant Ddu.</p> <p>Guests are asked to not congregate at the rear garden of the property during night-time hours (after 22.00 hours).</p> | <p>The venue's operators (those who have access to remotely monitor the venue).</p> <p>Guests are made aware of the venue's Terms and Conditions and must read them before checking in.</p> <p>Only guests who are booked overnight allowed</p> | Moderate        |

|                            |          |                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                   |                                                                           |
|----------------------------|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
|                            |          |                                                                                                                                                                                                                                                                                                                                           | to stay at the venue past night-time hours.                                                                                                                                                                                                       |                                                                           |
| Transport (cars, taxis)    | Moderate | <p>The venue's front entrance is locked at all times (except in emergencies). This prevents picking up/dropping off at the front of the property, directly opposite properties on Ynysmeudwy Road and Clos Nant Ddu.</p> <p>The gate at the side/rear of the property is kept shut, and only opened when guests are arriving/leaving.</p> | <p>The venue's operators (those who have access to the front door key and who can remotely monitor the venue).</p> <p>The venue's operators, and other members of staff in attendance if event is a day event (i.e, wedding, birthday party).</p> | Moderate to Low                                                           |
| Other antisocial behaviour | High     | CCTV monitoring system is used to remotely monitor events. If noise levels / outdoor activity is deemed to be too antisocial, venue management will attend the site and carry out enforcement action.                                                                                                                                     | The venue's operators (those who have access to remotely monitor the venue).                                                                                                                                                                      | Moderate (same as other Hotels, Airbnb's, other uses under Use Class C1). |