

Subject: Request to discharge conditions 3 and 4 (recd 2.3.23) - APP/22/00408

Good day David

Condition 4:

Condition 4 relates to the odour control aspect of the extract system serving the kitchen facility in this premises. As such with the measures put in place, I am satisfied that this condition can be discharged.

Condition 3:

I am satisfied with the noise assessment from Airtight Noisecheck dated 16 July 2024, that indicates that the installed extraction system meets the stipulated requirements as laid out in the condition i.e. as below:

The take-away use hereby permitted shall not be commenced until an acoustic assessment to show that the rating level of any plant & equipment, including extraction systems, condensers, air conditioning plant and so forth, as part of this development, will be at least 5 dB below the existing background levels, has been submitted to and been approved in writing by the Local Planning Authority. The assessment must be carried out by a suitably qualified acoustic consultant / engineer and be in accordance with BS4142: 2014 Methods for rating and assessing industrial and commercial sound.

Such acoustic assessment should also clarify any additional mitigation measures that may be required, to ensure no impact from structure borne and / or air borne noise generated within the proposed hot food take-away.

However, the last paragraph as above, has not been clarified in the aforementioned report. It appears that the ceiling within the kitchen / prep area has had additional insulation added to the existing ceiling. However, the reception / serving area does not appear to have had additional insulation provided to the ceiling area. No clarity has been provided in the above report as to whether additional mitigation measures may be required in this regard.

As such I would recommend that the condition can be partially discharged in relation to the extraction system, but that further clarity still needs to be provided.

Regards

Mark

Mark Moss

Regulatory Officer

Environmental Health Pollution team