

Consultee Comments for Planning Application APP/19/00173

Application Summary

Application Number: APP/19/00173

Address: 57 London Road, Cowplain, Waterlooville, PO8 8UJ

Proposal: Change of use from A1 off licence to A3 cafe/restaurant with extraction duct to side.

Case Officer: Bee Crawford

Consultee Details

Name: Consultee Environmental Health (Environment Team)

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On Behalf Of: Environmental Health Manager, Community Group

Comments

At the original consultation, I did not offer any comments on pollution / air quality on the basis that Nitrogen Oxides were only likely to be a local issue relative to exterior ambient (National Air Quality Strategy, NAQS) standards in event that an opening to assumed pollutant-sensitive (residential or community-) use above Corbiere Hair is present within 5m of the extract flue outlet. Given roof pitch (referring to the rear/west façade), it was considered unlikely that such an opening would be present (the window on this façade being likely to be central, at around 10m from proposed outlet position).

On second viewing, I have a minor concern with respect to the statement that [the ventilation outlet will] 'come out' ...'to the patio', [which is] '...an unused patio from the neighbours...', principally because that the patio area is presently unused (by the neighbours) doesn't mean that it won't be put to use within the lifetime of the development, and that it is unclear which property the patio serves. It is implicit from the planning statement that the applicant anticipates no impact on neighbours in large part due to way that the current neighbour utilises the property. This is not the same as there being no unreasonable detrimental impact.

It must also be recognised that whilst point sources are not directly relevant to NAQS objective values, this is not the same as there being no public health concern with emissions arising from such an outlet. DM10 (1) could be argued to apply to noise, odour, particulates, NOx, or effluvia (droplets), and it is not necessary for an NAQS objective to apply, or be breached. Cooking processes using natural gas are significant NO2 emitters, and frying / broiling / grilling operations are emitters of organic hydrocarbon particulates. The photos indicate that the space between the buildings is narrow & restricted, and dispersion of extracted emissions is likely to be poor.

I also note the emerging policies from the draft local plan 2036 (C8 / E23). It is unclear how much relative weight these policies should receive whilst the plan is being assessed by the inspector,

however they are indicative of how such a proposal is likely to be viewed in the foreseeable future. Notwithstanding any comments by this office that may be offered under separate cover as regards nuisance noise & odour (etc.); the emission of pollutants may be materially-relevant and the extract ventilation design should seek to ensure that neighbours are not adversely affected. Addressing this risk may require a higher grade of filtration, ducting to a more open area where air flow is likely to be improved, or measures to increase efflux velocity & vertical lift. The relative need for such measures is linked to the relative sensitivity of users of the neighbouring property, and so to the consented use classes relating to all uses of the adjacent building.

It may suffice to confirm that no sensitive landuses exist, or it may be appropriate to secure an appropriate HVAC specification by condition. I will not suggest wording here, as (with reference to comments offered against the original scheme, in March) my colleagues are not unlikely to seek such a condition. These comments are offered to acknowledge the synergy between nuisance issues and air quality.

(JD)