

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/15/01500	Your Ref:	APP/15/01088
EH Case Officer Extn:	44 6666	Date:	23 October 2015

DC Case Officer: Sally Smith
DC Case Officer Extn: 44 6522
Application Number: APP/15/01088
Site Address: 1- 3 North Street Arcade, Havant, PO9 1PX
Proposed Development: Variation of Conditions 2, 3, 4 and 5 of Planning Permission APP/14/01036.
I attach a copy of the above application that has been received under the Town and Country Planning Acts.
Any views you should wish to make should be returned to me no later than 16 October 2015.

Observations / Comments:

I can advise that I have had telephonic discussions, on 16 / 10 / 2015, with Shawn Lambert of PWP Architects and Chris Kidd of BF Engineering (dealing with all kitchen / extraction / air conditioning plant) with regard to extraction equipment to be installed on new site, and in regard to opening / closing times with Shawn.

My concerns hinge around the fact that by now resiting the extraction equipment and airconditioning plant to the flat roof above Units 2 & 3, it has potentially brought noise nuisance creating equipment far closer to residential dwellings. It has been pointed out that the residential windows facing onto this proposed site appear to be fixed. However they do appear to have trickle vents fitted. Therefore even if suitable ambient background levels currently exist in these flats, there will be the potential for noise impact on these properties. That potential will also exist with the extract etc equipment in its original proposed position, for which insufficient information has been supplied at this stage, if a discharge were to be applied for.

Mr Kidd is to attempt to establish what the existing background noise levels are. However even if the equipment sought to be installed does not have an observable adverse impact on the existing ambient background levels, there is still the potential for the installed equipment to produce particular tonal or impulse noise which could affect the nearby residents. He is also to establish what the expected noise levels will be like with the extraction system and all 5 air conditioning units operating i.e worst case scenario. Sound proofing of both the input fan (quieter than the extract fan according to Mr Kidd) and the extract fan, will be taking place & the vertical outlet will be about 1 metre above the roof line.

Furthermore Mr Kidd advises it is unlikely to be a highly odourous menu on offer and that the carbon filter bank which includes pre-filters that is to be fitted, will prevent odour nuisance in the vicinity.

Therefore, I can currently advise as follows:

Condition 2: Insufficient information to hand at present with regard to acoustic / noise impact on neighbouring residents. This condition will in all likelihood require an acoustic assessment to be carried out and any relevant recommendations, implemented. I need to be confident that bringing the extraction system and airconditioning units onto the flat roof, will not adversely impact on the adjacent residents.

Condition 3: The information provided on drawings to date and information supplied by Mr Kidd of BF Engineering telephonically, would intimate that the measures to be used for odour control should suffice. However I cannot find anything on the drawing submitted that refers to the prefilter / carbon filter bank, unless it is the same as the odour control unit submitted. I would need this to be clarified in writing to confirm which it is.

Condition 4: I have noted that the licencing hours being applied for, are very different to those suggested or previously approved. Can the hours being requested, in terms of the Planning application as operating times be confirmed. I will comment thereafter.

Condition 5: The screening or non-screening of the items in Condition 2 & 3 in the newly proposed position is not for this office to comment on from a point of view of aesthetics. However if screening is to be required, such screening could impact on the overall noise level being produced by the equipment on this level, and would need to be factored in with regard to any acoustic assessment under Condition 2.

If you should require clarification of any of the above, please do not hesitate to contact me.

A handwritten signature in black ink, appearing to read 'MR. MOSS', written over a horizontal line.

Mr. Mark Moss
Regulatory Officer, Environmental Health