

From: Moss, Mark
Sent: Thursday, May 23, 2024 2:22 PM
To: Eaves, David
Subject: 26A Elm Grove - Beast Feast APP/24/00782

Good day David

Further to Chima Umunnakwe's e-mail to Planning dated 25 March 2024, I can advise as follows:

The extract system serving this take-away premises, appears to be satisfactory in terms of noise and odour control, as advised in the assessments provided in relation to this application. I'm also advised that the anti-vibration mounts recommended have now been fitted. The acoustic assessment notes that with the other extractor plant operating in near proximity to the applicants plant, the latter should be at least 10 dBA below the background level and is referred to as being inaudible when other plant is in operation. The report takes it as a given that the other nearby plant will almost always be operational when the applicants extractor plant is in operation. However the applicant should bear in mind that if that situation were to change in the future, there could be a need to provide additional mitigation measures.

I'm also advised that fine filtration filters have been included into the extraction system prior to the existing carbon filters; the odour assessment advice was to include fine filtration to the system.

I notice Chima did ask for two conditions in the e-mail referred to above. In that regard, and if this application were to be approved, I would ask for the following changes to those conditions plus a further condition to be added.

The words 'extraction plant noise' to replace 'traffic noise' in the two conditions under 'Reason:' listed by Chima in his previous e-mail.

I would also ask that an additional condition be added as follows:

The extraction equipment installed to suppress and disperse fumes and/or odours produced by cooking and food preparation, shall be regularly maintained to ensure its continued satisfactory operation and the cooking process shall cease to operate if at any time the extraction equipment ceases to function to the satisfaction of the Local Planning Authority and shall not be resumed until the system has been restored to full working order. Documentary evidence including receipts, invoices and copies of any service contracts in connection with the use and maintenance of the extraction equipment, shall be kept and made available for inspection at the premises by officers of the Local Planning Authority, to facilitate monitoring of compliance with this condition.

Reason: To ensure that the use does not result in excessive cooking odours outside the premises and that the amenity of occupiers of nearby properties is protected.

Furthermore, it is noted from a site visit to the premises, that the ceiling in the kitchen area has apparently been lowered and fitted with additional insulation, whether acoustic or not is unknown at this time. However the reception / serving area has not been modified in the same way. I note from the decision notice related to the change of usage application, App/22/00408, that any acoustic assessment should include for any structure borne and / or air borne noise generated within the proposed hot food take-away.

The assessment submitted for the extractor unit, has not covered this. Whilst I realise this aspect does not fall within the ambit of the current App/24/00782 as it relates to the extraction unit only, and nor have I been witness to any such noise at this time, it is felt that this aspect remains open to complaint, and if verified, the incumbent business owner would be responsible for any mitigation measures that may be required.

If you should have any queries in regard to the above, please do not hesitate to contact me.

Kind regards

Mark

Mark Moss

Regulatory officer

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