

Subject: RE: 262 London Road APP/18/00059 Conditions 4 and 5

Hi David

On Item d. I thought it unlikely we could add any additional conditions, so we'll have to go with condition 3. My concerns are that a lot of these businesses close to the public at a specific time, but staff remain on site with extractor systems still running for up to an hour or so after closing, whilst cleaning takes place. We'll have to deal with that aspect then if it becomes a problem. The other thing was that condenser units are normally assisting with the running of cold room / chiller etc, and are normally switching on & off over a 24 hour period, so I couldn't really understand why they would be turning them off. Perhaps they could clarify the usage.

Item e. basically papa johns at 260 have installed all the extractor fan / motor, filtration etc internally now with only the external duct / flue & silencer still in place (as it was proposed originally). This is as a result of major noise issues which didn't tally with noise report which it was conditioned against. They also had installed an intake air fan system (originally it was proposed as a passive vent system only) which was really noisy. This has now been modified and a silencer installed in this system also. The settings for both intake & extract air have now been permanently set, to stop the staff from turning them up full whack which was also part of the noise problem. All in all it is a lot quieter now & the issue is almost resolved, except for the condenser unit, which as part of the original planning agreed noise assessment mitigation measures, was supposed to have had an acoustic enclosure installed around it. This hasn't been done as yet, but I was advised last week by papa johns that this is going to be done soon. They are also supposed to be doing a further acoustic assessment to ensure they now meet the rating levels as per their original noise assessment. Hence my comment about the further mitigation measures are still being processed. However my main concern is that, besides the condenser unit, the really noisy issues have been abated. The problem being that when they did their original onsite measurements back in August 2021, the works at Papa johns had not been carried out as yet (done between 8 – 10 October), which is why I believe their background noise levels are potentially not representative of current back ground levels at their measured quietest time of the day when their BG lowest level was taken i.e. 21:45 to 22:00. That level was given as 43 dB LA90, 15 minutes, whereas papa John's initial assessment in 2019 gave that as 33 dBA as being the minimum BG level for daytime i.e. between 07:00 & 23:00. Potentially a 10 dB difference can make a big difference in relation to required mitigation measures

So to answer your question "I think we will be asked what else they will need to do. It is difficult to delay the decision on this discharge of condition based on works taking place next door which might reduce the background noise level. Are there specific improvements that we can ask for at this stage?" I believe they will need to re-assess their lowest BG noise level to understand if additional mitigation measures are required to ensure no impact on nearest sensitive receptors. It's basically giving them the heads up that additional mitigation works have taken place next door since their measurements were undertaken, & that it would be better to get it right now, rather than retrospectively.

I hope the above makes sense – if not please give me a call.

Kind regards

Mark

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