

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/15/00533	Your Ref:	APP/15/00271
EH Case Officer Extn:	44 6671	Date:	23 April 2015
DC Case Officer:	Stephen Andrews		
DC Case Officer Extn:			
Application Number:	APP/15/00271		
Site Address:	3 Market Parade, Havant, PO9 1PY		
Proposed Development:	Change of use from Class A1 (retail) to Class A5 (hot food takeaway) with associated extract duct to rear.		

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 01 May 2015.

Observations / Comments:

Good morning Stephen,

I have been asked to comment on this application. I have looked on meridio and acolaid and did not really find any information that I will be able to assess.

Supporting statement "ventialtion and Extraction" within the application does not really provide me with anything. I would request that further information relating to the extraction system and noise assessment be provided.

The applicant may wish to consult "Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems" to prepare and submit a report which include the necessary information.

Further, to understand the impact the extract system will have in term of noise/vibration, I would like for an acoutic report to be provided. This to ensure that residential properties, close to the site will not be adversely impacted. The acoutic report should follow BS4142-2014. The rpinciple to aply are through the effective management and control of environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development: avoid significant adverse impacts on health and quality of life; mitigate and minimise adverse impacts on health and quality of life; and where possible, contribute to the improvement of health and quality of life

For the time being, and without adequate information I would like to object to this application on the ground of noise and smell. However should you be minded to grant this application I would like the following conditions to be inserted.

1. Smell suppression system.

Condition 1: Any proposal relating to install smell suppression equipment (i.e. extract ventilation equipments) schemes shall be agreed and approved in writing by the District Planning Authority prior any development takes place.

Reason: To protect the occupants of nearby residential properties from noise, vibration and/or odour nuisance.

2. Noise generated from the refrigeration units and other equipments.

Condition 2: Any proposal relating to install noise making equipment (i.e. refrigeration units, air conditioning, extract ventilation equipments) schemes shall be agreed and approved in writing by the District Planning Authority prior any development takes place.

Reason: To protect the occupants of nearby residential properties from noise, vibration and/or odour nuisance.

BS4142 Requirement

Noise resulting from the use of any/all plant, machinery or equipment shall not exceed a level of 0 dB(A) to the existing background level (LOEAL) however, if there is a particular tonal quality, impulsiveness, to the plant/equipment, the level target must be at the NOEL when measured according to British Standard BS4142-2014.

Reason: in the interests of protecting the local residents from unreasonable noise levels which would be detrimental to the residential character of the area.

3. Noise generated from delivery vehicles and times of delivery.

Condition 3: Deliveries shall only be taken and/or dispatched from the site between the hours of 07:00am – 20:00pm Monday to Friday and 07:00am – 19:00pm Saturdays and not at all on Sundays and recognised public Holidays.

Reason: In the interest of the amenities of occupiers of nearby residential properties.

4. Disposal of waste related to the use of the premises.

Condition 4: A clear waste management policy shall be submitted and approved

in writing by Local Planning Authority. The applicant shall provide Havant Borough Council with a clear statement explaining the method of waste management which will be used throughout the applicant activities i.e. Disposal of trade waste, disposal of office waste, etc..

Reason: To prevent contamination to land, water course and smell nuisance.

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Mr. Laurent Lemagnen
Regulatory Officer, Environmental Health