

To: Richard Nash
From: Mike Smith. EH
Date: 4th October 2013

Reference: Application No. APP/13/00924

Site Address: 2 Padnell Road, Waterloo, PO8 8DZ

Proposed Development: Change of use from Doctors Surgery (Use Class D1) to Bar (Use Class A4) and Dance School (Use Class D2).

I am writing in connection to the above application, which has been passed to Environmental Health for comment.

I am concerned that the change of use from doctors surgery, from dance school and in particular bar opening until 01.00am may have a detrimental impact on nearby residential amenity in terms of noise. My concerns relate to noise from music from both the dance school and bar, noise from patrons at night-time, noise from any ventilation/air handling/refrigeration equipment and noise from deliveries and waste collections.

Regrettably, the application does not provide any information to negate these concerns and I therefore have no alternative but to **object** to the application on the grounds of insufficient information.

Should you be of a mind to grant condition, or should the Applicant require details of the areas where information should be provided, I would request the following conditions which put the emphasis on the applicant to demonstrate that their proposals will not adversely affect the amenity of local residents:

Condition 1:

The facility shall not be brought into use until a scheme for sound attenuation has been submitted to and approved by the Local Planning Authority in writing. This scheme shall assess the impact of music and people noise on the occupiers of the nearest residential dwellings and acoustic measures to alleviate noise and disturbance.

Condition 2:

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

BS4142 Requirement

Noise resulting from the use of any/all plant, machinery or equipment shall not exceed a level of 5dB(A) below the existing background level (or 10dB(A) below if there is a particular tonal quality) when measured according to British Standard BS4142-1997.

Furthermore the use of the premises is as a bar may include the service and preparation of food, although again the applicant does not provide these

details. Should the premises intend to serve food, then details of the kitchen extraction should be provided:

Condition 3:

Before development commences, the applicant shall submit to the Local Planning Authority a scheme of works or such other steps as may be necessary to minimise the effects of odour from the preparation of food associated with the development. Development shall not commence until written approval has been given by the Local Planning Authority to any such scheme of works. The development shall be carried out and thereafter maintained in accordance with the approved scheme, unless otherwise agreed in writing by the Local Planning Authority.

I would also request conditions to minimise any disturbance to local residents during construction works:

Condition 4:

Construction, clearance or demolition work of any sort within the area covered by the application shall only take place between the hours of 0800-1800 on Monday to Fridays and 0900-1300 on Saturdays. No work at all shall take place on Sundays and Bank or Statutory Holidays.

Condition 5:

No bonfires to be allowed on site during the period of demolition, clearance and construction.