

To: Rachael McMurray, DC
From: Mike Smith, EH
Date: 13th June 2013
Ref: **Application No.** APP/13/00454

Site Address: 25 South Street, Emsworth, PO10 7EG

Proposed Development: Change of use from Off Licence (use class A1) to Restaurant (use class A3) incorporating changes to the main glazed screen along the South Street; demolition of poor quality timber clad stores at the back and construction of new kitchen and replacement store; new glazed screen to the rear gable and new brick boundary wall to match neighbouring.

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

The proposed conversion from an off licence to a restaurant would involve the installation of a kitchen extract/ventilation system, and other plant/refrigeration equipment, all of which has the potential to cause noise and odour problems to nearby residential properties. There are however no details of these systems, or any measures to mitigate noise/odour problems included in the application.

I would therefore suggest that the applicant provides details of these, or there is a pre-development condition requiring details to be submitted along the lines of:

1. Details, including acoustic performance and proposed acoustic attenuation, of all types of fixed plant, machinery and equipment associated with air moving plant, compressors, generators or plant or equipment of a like kind installed within the site, shall be submitted to and approved by the Borough Planning Authority before installation.

N.B. All plant machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise there from does not, at any time, increase the background noise levels as measured according to British Standard 4142: 1997 at any adjoining or nearby residential property.

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.

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

Due to the proximity of the site to residential properties, and that extensive renovation is likely to be required, I would also ask for a condition relating to working hours:

2. Construction, demolition or clearance 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.

Unless in association with an emergency or with the prior written approval of the Local Planning Authority.

Reason: To protect the occupants of nearby residential properties from noise disturbance.

Informative:

The business will need to register as a food business with Havant Borough Council's Environmental Health Team and I would suggest that the applicant contacts them for advice on kitchen design.