

Prior Approval for development consisting of first floor from Class E (former bank) to 5No. flats (Class C3 dwellinghouses); basement and ground floor restaurant use (within Use Class E).
Former Natwest Bank, 93 London Road, Waterlooville, PO7 7EG

Thank you for consulting the Environmental Protection on this application. Please note this response relates to noise only. Please accept this response as confirmation that we recommend refusal as there is no assessment of the potential noise and odour impacts which may have an adverse impact on nearby proposed and existing sensitive receptors.

We note the application is for flats at first floor level above a proposed restaurant which falls within the existing Class E use at basement and ground floor level. The premises benefits from a Premises Licence which was granted earlier this year. The Licence allows the following:

Premises Open Hours Granted

	Time From	Time To	
Sunday - Thursday	08:00	00:00	No entry to be permitted after midnight
Friday - Saturday	08:00	01:30	

Activities - Times Granted

	Time From	Time To
E. Performance of live music (Indoors & Outdoors)		
Sunday - Thursday	08:00	00:00
Friday - Saturday	08:00	01:30
F. Playing of recorded music (Indoors & Outdoors)		
Sunday - Thursday	08:00	00:00
Friday - Saturday	08:00	01:30
H. Entertainment of a similar description to that falling within E, F, or G (Indoors & Outdoors)		
Sunday - Thursday	08:00	00:00
Friday - Saturday	08:00	01:30
I. Late night refreshment (Indoors & Outdoors)		
Sunday - Thursday	23:00	00:00
Friday - Saturday	23:00	01:30
J. Supply of alcohol for consumption ON and OFF the premises		
Sunday - Thursday	08:00	00:00
Friday - Saturday	08:00	01:30

The licence application states that live amplified music will be provided to accompany dining but after 8pm the “music will amplify for a party atmosphere”. Comedy or other similar vocal performances will be provided to a small audience and beer, wine and cocktails will be served to customers on and outside the premises in designated seated areas.

Our primary concern is that the proposed restaurant will be promoted as more of an entertainment venue than purely as a restaurant. We note the mention of alcoholic beverages being provided outside the premises, but we do not see such an area on the submitted plans.

The ground floor plans showing the proposed ground floor use differ slightly between the licensing application and planning application. The licensing plan shows approximately 82 covers, whilst the planning plan shows approximately 66 covers. Regardless, the restaurant use would be considered high risk in terms of odour control. Although a kitchen is shown on the ground floor plan there is no

extraction show on the proposed plan including the elevations. There is no information provided about the proposed odour control, and how this would be controlled in respect of minimising the impact of odour at the proposed flats and any other nearby residential properties. No external noise making plant is shown on the plans including air conditioning and kitchen extraction plant. No information is provided about any plant including how noise arising from plant would be controlled so as not to have an adverse impact at nearby noise sensitive receptors. We would expect a noise report to be provided including a BS4142 noise assessment.

We would expect further information about the “outside” area proposed in the licensing application and information about how noise from internal music and patron noise would be controlled. We also have concerns about music noise and patron noise affecting nearby residential receptors. Music noise, especially low frequency, could be very problematic through airborne and structure borne transmission. How will this be controlled? Music noise could be a problem when apertures at the restaurant are open including windows and doors. What provision will be made so the opening of apertures can be avoided, for example will air conditioning be provided? We have concerns that the restaurant will be marketed as an entertainment facility that could encourage drinking and in turn give rise to rowdy behaviour which may spread outside on to the high street and within the vicinity when patrons exit for the evening/night.

Regards

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