
From: Marley, Lucy
Sent: 08 January 2021 10:22
To: Owens, Rebecca
Subject: P/20/0318 - Planning comments

Hi Rebecca,

I have reviewed the application and recommend the following conditions:

1. Demolition or construction works shall not take place outside the hours of 08:00 to 18:00 Mondays to Fridays and 09:00 to 14:00 on Saturdays and at no time on Sundays or Public Holidays.

Reason: In the interests of local amenity and to avoid statutory nuisance.

2. All reasonable precautions shall be taken to reduce the impact of dust. Effective dust control measures, such as 'damping down' following cutting or other dusty operations shall be employed at all times.

Reason: In the interests of local amenity and to avoid statutory nuisance.

3. Waste generated on site should be disposed of in suitable manor and not burnt.

Reason: In the interests of local amenity and to avoid statutory nuisance

Unexpected land contamination:

In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified then all development works should be stopped immediately, the Local Planning Authority and the Environmental Health Department contacted within 2 working days and a scheme to investigate the risks and any required remedial measures be submitted to, agreed and approved in writing by the Local Planning Authority prior to the recommencement of development works.

Following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.

Reason: To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Imported soils

All imported materials (soils, aggregates, etc.) should be tested in accordance with Requirements for the chemical testing of imported materials for various end uses and validation of cover systems (Welsh Land Contamination Working Group, 2013).

Information shall be submitted on the proposed materials for import form.

Reason: To prevent the import of potentially contaminated materials.

Commercial extraction

With regard to the extraction system I have concerns about the height / location and its ability to adequately vent odours from the business as to not cause a nuisance to nearby residents and businesses as well as consideration of potential noise nuisance:

1. Discharge the extracted air no less than 1 m above the roof ridge of any building within 20 m of the building housing the commercial kitchen.
2. If 1 cannot be complied with for planning reasons, then the extracted air shall be discharged not less than 1 m above the roof eaves or dormer window of the building housing the commercial kitchen (building attached to the single storey extension). Additional odour control measures may be required.
3. If 1 or 2 cannot be complied with for planning reasons, then an exceptionally high level of odour control will be required.
4. To restrict the impact of noise, the extraction system should be designed to avoid causing a statutory nuisance to nearby residents and businesses and should comply with the principles of Best Practicable Means.

Reason: In the interests of local amenity and to avoid statutory nuisance

Kind regards

Lucy Marley

Swyddog Iechyd yr Amgylchedd / Environmental Health Officer

Diogelu'r Amgylchedd a Thai, Adran Amgylchedd Iechyd / Environmental Protection and Housing, Environmental Health Department

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