
From: Price, Jemma
Sent: 01 February 2023 11:35
To: Owens, Rebecca
Subject: P/22/0301 [NOT PROTECTIVELY MARKED]

Classification: NOT PROTECTIVELY MARKED
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Hi Rebecca,

I have reviewed the application and recommend the following conditions:

Renovation/construction work:

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.

Fire Safety between commercial and residential areas:

The premises is subject to the Regulatory Reform (Fire Safety) Order 2005. As such, the responsible person will be required to carry out a fire risk assessment in accordance with the Order.

Due to the proposed A3 Class Use, structural separation between the commercial and residential units within the premises must provide at least 60 minutes protection from spread of fire. Additionally, any fire alarm system/s required to be installed must be in compliance with the relevant building regulations and appropriate fire safety guidance and installed by a suitably qualified competent engineer. Access to and from the residential units must not pass through the commercial ground floor business premises.

Extraction/ventilation:

In order to satisfy the requirements of the Health and Safety at Work etc Act 1974 and the specific regulations made under it [i.e. the Workplace (Health and Safety Welfare) Regulations 1992 and the Gas Safety Installation & Use Regulations 1998], the applicant must ensure that their choice of extraction system must be able to provide the same level of performance as specified in the 'DW/172: Specification for Kitchen Ventilation Systems' which sets the bench mark for safe and effective ventilation in commercial kitchens.

The applicant must consult a suitably qualified individual i.e. commercial heating and ventilation specialist/commercial catering engineer to ensure that their choice of extraction system meets the above mentioned standard.

Discharge of air:

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. 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.

Noise control:

The extraction system should be designed compliant to Best Practicable Means to prevent an acoustic impact on the external environment and therefore harm to the amenity. To achieve the objectives, any noise control system should include:

- Control of noise at source to the greatest extent possible;
- Control of noise to the environment by taking acoustic considerations into account within the duct, grille and termination design.
- The control system should meet the requirements laid down in BS4142: 1997 Method for Rating Industrial noise affecting mixed residential and industrial areas.

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

Kind regards

Jemma Price

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