

Memorandum

To: Louise Daniels

CC:

From: Heather Lunney – Environmental Health Officer

Date: 25/08/17 our ref: WK/201722937

Re: Y17/0759/SH - CHANGE OF USE FROM SHOP (CLASS A1) TO A MIXED USE OF CAFE/RESTAURANT AND HOT FOOD TAKEAWAY (CLASS A3-A5) TOGETHER WITH THE INSTALLATION OF A NEW FRONTAGE. 22 Guildhall Street CT20 1DZ

Environmental Health has no objections to the granting of this planning application subject to the following conditions:

Ventilation

As this proposal is for change of use to A3 or A5 usage from A1, I must advise that such use will require an odour control system (See below 1) . The installation of external ducting, fans, etc, may not be feasible for this change of use. Furthermore, low level discharge from cooking processes will be strongly opposed by this section. Given this, I recommend that the applicant will have to create ventilation duct cores through the buildings to permit this use. Such cores must enable nuisance-free discharge at a suitable location from residential accommodation. There will also have to be sufficient space within the unit to accommodate odour control systems and fans for future users. The applicant should, therefore, submit details of such a scheme to this Department for prior approval.

1. A full scheme of mechanical ventilation and odour control is required. This should include three-stage filtration (incorporating activated carbon filters), internal fan location, anti-vibration mounts, and termination of the duct one metre above eaves or windows of building whichever is the higher. The duct must be directed vertically without a cap or cowl. The approved mitigation scheme must be implemented prior to start of trading.

To prevent nuisance from smell and noise complaints

Sound Insulation and Fire Protection

Residential accommodation exists on the upper levels of this property. A report needs to be submitted to this department to demonstrate adequate sound insulation exists between the commercial and residential premises. The criterion required is for the activities to be inaudible in residential property at any time. If the report reveals the insulation needs upgrading then details should be submitted to this department prior to the work being carried out for our approval.

There is a requirement for there to be an hour fire separation between commercial and residential premises. I would recommend that this is verified with building control, bearing in mind that cores for the ventilation system may breach the existing protection.

Noise

Operational use of the building could generate noise affecting local residents. Use of amplified music/speech; noise from traffic and/or car parking; and deliveries outside daytime hours could cause loss of amenity or nuisance. A noise impact assessment is therefore required to highlight any potential noise problems and propose suitable mitigation. This assessment needs to be submitted to, and approved by, this Department. The approved mitigation scheme must be implemented prior to start of trading.

The noise from any plant or equipment such as air handling units, boilers, lifts, mechanical ventilation etc which forms part of the development shall not cause the existing noise level to increase when measured at one metre from the façade of the nearest noise sensitive premises. In order to achieve this the plant should be designed/selected, or the noise from the plant should be attenuated, so that it is 10dB below the existing background level. This will maintain the existing noise climate and prevent “ambient noise creep” which is the gradual increase in background noise levels in a built up area due to consecutive small increases

Waste

Appropriate facilities for the storage and collection of waste should be provided.

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