

Environmental Health Officer

Our conditions are:

“Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of the external sound level emitted from the premises, plant, machinery and equipment and mitigation measures as appropriate. The measures shall ensure that the external sound level emitted from the premises, plant, machinery and equipment will be lower than the lowest existing background sound level by at least 10 dB(A) in order to prevent any adverse impact. The assessment shall be made in accordance with BS4142:2014 at the nearest and/or most affected noise sensitive premises, with the premises and machinery operating together at maximum capacity. A post installation noise assessment shall be carried out where required to confirm compliance with the sound criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Prior to commencement of the development, details of anti-vibration measures shall be submitted to and approved in writing by the Council. The measures shall ensure that machinery, plant and equipment, and extract, ventilation system and ducting are mounted with proprietary anti-vibration isolators and fan motors are vibration isolated from the casing and adequately silenced. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Neither music nor amplified, or loud voices emitted from the premises shall be audible at any residential or noise sensitive premises.

The use shall not commence until all external doors to the premises have been fitted with self-closing devices, which shall be maintained in an operational condition and at no time shall any external door nor windows be fixed in an open position.

Prior to commencement of the development, details shall be submitted to and approved in writing by the Council of the installation of acoustic lobbies to entrances and exits which would otherwise allow the emission of internal noise to neighbouring noise sensitive premises.

No vehicle or motorcycle engines shall be left running while vehicles used in conjunction with the development are stationary at the site.

Prior to commencement of the development, details shall be submitted to and approved in writing by the Council of a professional kitchen systems design and the installation, operation, and maintenance of the odour abatement equipment and extract system, including the height of the extract duct and vertical discharge outlet, in accordance with the EMAQ+ publication “Control of odour and noise from commercial kitchen exhaust systems”. Approved details shall be implemented prior to the commencement of the use and thereafter be permanently retained.

Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of a suitable cleaning schedule and/or maintenance contract for the extract and odour control system. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Prior to commencement of the development, a Pollution Nuisance Management Plan shall be submitted to and approved in writing by the Council for protection of residential or other pollution sensitive receivers from operation and patronage of the premises. This shall include inter alia effective response within 24 hours to any complaint about noise, vibration, odour or other pollution or activity affecting the amenity of residential or other pollution sensitive receivers or harm; and shall include for good record keeping of complaints and effective remedial actions taken to mitigate amenity or harmful impact or nuisance. Records shall be made available to the Council upon reasonable request such as including when visiting the premises to investigate a complaint pollution."

And, if you would like to protect opportunity for reuse of the upper floor for dwelling purpose, please included the following.

"Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of the sound insulation of the floor/ ceiling/ walls separating the commercial parts of the premises from dwellings and noise sensitive premises. Details shall demonstrate that the sound insulation value $D_{nT,w} + C_{tr}$ [and $L'_{nT,w}$] is enhanced by at least 20 dB above the Building Regulations value and, where necessary, additional mitigation measures are implemented to contain commercial noise within the commercial premises. A post installation noise assessment shall be carried out where required to confirm compliance with the sound criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained."

Please consider if the members would like to see demonstration of the above for the committee meeting. If this is the case, the applicant will need to provide a revised noise assessment report because it current shows exceedance of our noise limit.