

Osmond, Gary

From: Wedgbury, Stuart
Sent: 10 July 2024 16:04
To: Osmond, Gary
Subject: DC/24/97225 REGAL BUILDINGS, MARKET STREET, EASTLEIGH, SO50 5RL

Follow Up Flag: Follow up
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Dear Gary

DC/24/97715- REGAL BUILDINGS, MARKET STREET, EASTLEIGH, SO50 5RL- Discharge of Conditions 4 (Drainage), 5 (Noise & Odour Assessment), 6 (CEMP), 9 (Materials) and 10 (External Lighting / Security Measures) of planning permission F/22/92939 for the Conversion of former nightclub to form 4no. commercial units at ground floor and 11no. one-bedroom, 5no. two-bedroom and 2no. three-bedroom residential flats above with associated external works.- Our Ref- PR202407-105276

Thank you for consulting Environmental Health on the above application. I shall comment only in respect of Condition 5 as it relates to odour. No new information has been submitted relating to the noise issues controlled by this condition and so I refer you to my earlier advice on this matter.

5 No works to the exterior of the building shall start until a Noise and Odour Assessment as been submitted to and approved in writing by the Local Planning Authority. This assessment shall include details of measures to protect future residential occupiers from noise and odour disturbance resulting from neighbouring uses, together with potential retail/commercial uses within the building itself. No residential units shall be occupied until these agreed measures have been installed/implemented in full and shall be maintained throughout the lifetime of the development. Reason: To protect the amenities of future residential occupiers.

An Odour Appraisal report prepared by Michael Bull and Associates dated 19/6/24 Version 1 has been submitted by the applicant which I have reviewed.

First the assessment assumes that no commercial cooking will take place on the ground floor of Regal Buildings. It assumes that the low level cooking extract shown in the previously submitted Acoustic Report will not be present. It further comments that if commercial occupants intend to carry out commercial cooking, the construction of new extract vents to serve commercial kitchens would be subject to a requirement for further planning consent. You should satisfy yourself that this is a correct description of the planning position.

The report assesses the risk posed by a variety of sources of potential odour for neighbouring commercial sites; principally commercial cooking and refuge storage. This has included both a desk based risk assessment supported by on site observations and sniff tests carried out by trained consultants on site. The Istanbul Grill House is considered to pose a low risk to amenity and this in part based upon the assumption that the cooking extract system is compliant with the planning consent for that site, which required both an Electrostatic Precipitator and Carbon filtration to be fitted. Other commercial sources are considered to pose a low risk to the amenity of the proposed residential uses. No mitigation measures are therefore proposed.

I am satisfied that the assessment is sufficiently robust. As such, I have no objection to a partial discharge of the Condition as it relates to odour.

Regards

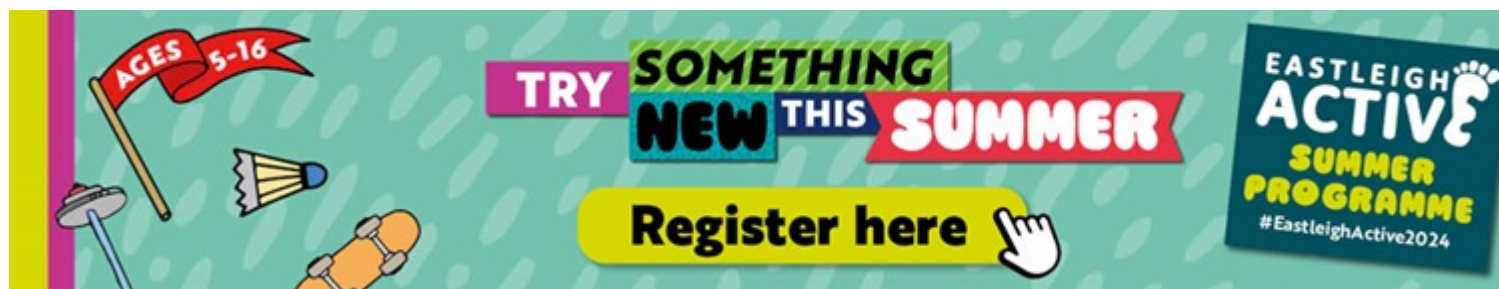
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