

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 25 September 2018 08:31
To: Planning Scanning
Subject: FW: BR/143/18/PL

From: Fiona Fitzgerald
Sent: 24 September 2018 14:11
To: Planning.Responses
Cc: Simon Davis; Charles Hothersall
Subject: BR/143/18/PL

Dear Simon

Please accept my apologies for the late response from Environmental Health.

Environmental Health does not have any objections in principle to this application. However, there are a number of issues which need addressing as there is a lack of information provided at present.

1. There are residential dwellings located above the premises. I have concerns that the proposed uses, particularly the A3 and A4 uses may have an unreasonable impact on the residents from noise. Please could the applicant provide an acoustic report detailing whether the structure of the premises is such that the upstairs residents will be protected from noise from the proposed uses. This report should include details of proposed hours of use, and noise sources (e.g. music noise, people noise, kitchen extract noise) to allow the assessment to be made.
2. I have concerns regarding the A3 unit and whether or not mechanical extraction would be needed. Should internal re-circulation be used, as detailed in the application, Environmental Health would look to restrict the types of foods being prepared to non-odorous foods (so no frying, grilling, griddling etc.). This would likely restrict the types of foods to a tea shop type premises rather than a typical café (chips etc). Should an extraction unit be used, the potential noise from this would need to be taken account of in the above noise report.
3. No details have been given for sanitary provision for the A3 or A4 units. Please provide details of the likely number of covers/patrons and the likely hours of use of the premises.
4. The application details that one bin would be provided. We have issues in other areas where bins are shared between different types of premises and this generally ends up being a problem. Different premises have different requirements, and may need different contracts and different collections (food waste, recycling). Please advise either how this would be successfully managed, or whether it is possible to have different bins for different premises.

Additionally, it is likely that we would ask for conditions relating to:

- A Construction Management Plan.
- Times of use of the proposed development.
- Times of deliveries/collections.

Regards

Fiona Fitzgerald