



Environmental Health consultee response
LU/321/17/PL

-----Original Message-----

From: Anita Gardner
Sent: 10 January 2018 14:45
To: Planning.Responses
Subject: FW: Pizza Hut, 22 Beach Road, Littlehampton, BN17 5HT

Please treat as a consultee response

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: anita.gardner@arun.gov.uk Visit Arun's web site at www.arun.gov.uk P Save the environment - think before you print.



-----Original Message-----

From: Carol Reynolds
Sent: 28 December 2017 09:10



Cc: David Easton
Subject: Fwd: Pizza Hut, 22 Beach Road, Littlehampton, BN17 5HT

>
> Dear Darren,
> I refer to Acoustic Report Doc Ref 131718 Revision B, dated 7th December 2017, prepared by Ned Johnson Acoustic Consultants. This notes a different fan to the mechanical air extraction system and relocation of the chiller unit fans to the above food business, not considered in the previous report.
> This new report indicates a 1dB reduction in noise from the stack vent point (primarily affecting the second floor bedroom). There is however, an unexplained 20dB reduction in the casing breakout noise (primarily affecting the first floor accommodation). The disparity between these readings has not been justified in the report and fuller explanation

is required. Also no account would appear to have been taken as to the likely increase in noise breakout from the fan due to its position in an alcove. This will increase the directionality and therefore Rating of the noise.

>

> Furthermore, although discussed with you at length, whilst relocation of the chiller fans to the bike/moped storage cupboard/ garage may reduce their affect on residential accommodation to the main body of the premises, no explanation has been provided as to how the chiller fan noise will now impact proposed residential accommodation in the on back extension above this storage space. There is also no consideration of the need for (acoustically treated) ventilation which will be necessary to this 'garage.' The applicant should also provide clarification as to whether there will be sufficient space for the existing number of mopeds to continue to be stored here once the chiller units are placed here.

> Other than for the background readings, the report seems to be based purely on calculation from the manufacturer's specifications. It is suggested that a more robust report would be based upon actual noise measurement of the equipment which is now in place and operational. Fan noise should be demonstrated at high and low speed.

>

> On this basis, then this Department cannot agree to discharge of the relevant planning condition until the above items are properly addressed.

>

> Yours sincerely

> Carol

>

> Sent from my iPad

>

>> On 18 Dec 2017, at 13:19, darren godfrey [REDACTED]

>>

>> Dear Carol

>>

>> Thanks for the reply

>>

>> Please find attached the location plans for the new location of the
>> compressors

>>

>> Once we have your approval I will organise the re-location works to
>> happen at the earliest opportunity, I have already requested quotes
>> from the relevant companies to carry out the works

>>

>> I have instructed the shop fitters to return and complete the
>> installation of the grease trap, I'm hoping this will be completed
>> within the next couple of weeks

>>

>> Any further questions please don't hesitate to contact me

>>

>> Kind Regards,

>>

>> Darren Godfrey

>> Director

>> Southern Creations LTD

>> D&N Godfrey Services LTD

>>

>> "This communication is confidential and may be legally privileged. If
>> you are not the intended recipient, (i) please do not read or
>> disclose to others, (ii) please notify the sender by reply mail, and
>> (iii) please delete this communication from your system. Failure to

>> follow this process may be unlawful The information contained herein
>> is strictly private and confidential to its recipients and may not be
>> disclosed, copied, distributed or reproduced in whole or part, nor
>> passed to any third party without the written consent from a director
>> of Southern Creations Ltd and D&N Godfrey Services LTD Thank you for
>> your cooperation."

>>

>> -----Original Message-----

>> From: Carol Reynolds [mailto:Carol.Reynolds@arun.gov.uk]

>> Sent: 18 December 2017 11:08

>> To: darren godfrey

>> Subject: Re: Pizza Hut, 22 Beach Road, Littlehampton, BN17 5HT

>>

>>

>> Dear Darren,

>> Thank you for your Mail. I can confirm that given the number of staff
>> described, i.e. 5, then we will accept the existing sanitary
>> provision. We also agree to that grease trap proposed by you which
>> will allow discharge of the planning condition once this is in place.
>> On that matter of the position of the acoustician's monitoring point,
>> then I think it was yourself who had thought this to have been at
>> first floor level to the on back extension, whereas I believed this
>> to represent the situation described by your consultant i.e. at first
>> floor level to the rear of the main body of the property. I note that
>> the new position of the chiller fan will be inside the building,
>> rather than possibly presenting further problems if it was to be
>> fitted on the outside wall adjacent to first floor accommodation to
>> the on back addition, as you had described. I will be pleased to
>> review the new acoustic report which I will do at my earliest opportunity.
>> Kind regards

>> Carol

>> Sent from my iPad

>>

>>>> On 12 Dec 2017, at 10:40, darren godfrey

>>> wrote:

>>>

>>> Dear Carol

>>>

>>> I have been in contact with our architect and project manager Gary
>>> Allen, who was the person that submitted the discharge of conditions
>>>

>>> He advised me that the grease trap detailed was submitted to the
>>> council for approval early September, upon approval of the suggested
>>> grease trap, installation is going to take place.

>>>

>>> Please approve the suggested trap on the application and we will
>>> arrange installation.

>>>

>>> Please do note that we do not have a deep fat fryer and use a very
>>> small amount of oil in one of our pizza bases, such system has never
>>> been required or implemented in any of our other franchise stores,

>>> however I do understand it is a condition and if you would like it
>>> installed, it's really not a problem.
>>>
>>> With reference to the toilets speaking to Gary Allen again, who has
>>> designed and built over 500 Pizza Huts in the UK.
>>> He has asked why the issue was never raised within the planning
>>> application, the drawings were submitted with the location of the
>>> toilet and the number of employees detailed within the planning
>>> statement, the comments from an EHO perspective were purely around
>>> noise and the use of mopeds to Evans court. He also advises me that
>>> the unit has been approved with building regulations and we can
>>> supply
>> certification of this to you, if required.
>>>
>>> My last point on this matter is that I thought about what James had
>>> informed you of with reference to the amount of staff working in
>>> store at maximum on a peak day, that being a Saturday between the
>>> hours of 6-9pm When we first opened James is correct and we would
>>> have been more than five people due to how new the staff were and
>>> the amount of supporting staff, training the new employees.
>>>
>>> Now the store has settled down to a regular trade pattern and the
>>> staff are fully trained and productive there is no more than five
>>> in-store staff scheduled at one time, there will be up to
>>> fourteen/fifteen staff on our busiest time of the year on a Saturday
>>> (not every Saturday) but these will be made up of nine to ten
>>> delivery drivers who are constantly in and out delivering orders to
>>> customers, again these numbers are at peak hours of 6-9pm.
>>>
>>> I hope this resolves your query about this situation.
>>>
>>> I said I would get back to you with an update regarding to the noise
>>> report,
>>>
>>> I spoke to the consultant and asked him where he took the reading
>>> from, you asked if it was from the front façade of the building or
>>> the back. He informed me that it is neither of these as the BS4142
>>> is taken externally to the nearest noise sensitive location, this is
>>> illustrated on a map within his report, it has to be outside to
>>> obtain
>> background noise.
>>>
>>> In addition I am now in receipt of the model of the acoustic fan
>>> that was installed (not the details that he had used within his
>>> report) and have forwarded this on to the noise consultant along
>>> with the new location of the compressors (these will be stored
>>> inside the bike store. The floor is made of concrete with ply over
>>> it, so will be the ideal location
>>>
>>> As soon as I have the new report back I will forward this over to
>>> you for your approval, hopefully this will resolve this condition
>>> and therefore also resolve your concerns on the separate application

>>> to the flats above
>>>
>>> Kind Regards,
>>>
>>> Darren Godfrey
>>> Director
>>> Southern Creations LTD
>>> D&N Godfrey Services LTD
>>>
>>> "This communication is confidential and may be legally privileged.
>>> If you are not the intended recipient, (i) please do not read or
>>> disclose to others, (ii) please notify the sender by reply mail, and
>>> (iii) please delete this communication from your system. Failure to
>>> follow this process may be unlawful The information contained herein
>>> is strictly private and confidential to its recipients and may not
>>> be disclosed, copied, distributed or reproduced in whole or part,
>>> nor passed to any third party without the written consent from a
>>> director of Southern Creations Ltd and D&N Godfrey Services LTD
>>> Thank you for your cooperation."
>>>
>>> -----Original Message-----
>>> From: Carol Reynolds [mailto:Carol.Reynolds@arun.gov.uk]
>>> Sent: 08 December 2017 13:08
[REDACTED]
>>> Cc: David Easton
>>> Subject: FW: Pizza Hut, 22 Beach Road, Littlehampton, BN17 5HT
>>>
>>> Dear Darren,
>>> Lu/288/17/DOC
>>> I write to follow up on your recent application for discharge of the
>>> planning condition in respect of the grease trap at Number 22, as above.
>>> Having just phoned James the manager of these premises, he is
>>> unaware that any such system has been fitted. Certainly, he hasn't
>>> been asked to maintain such a system, which of course would be
>>> required. I wonder if you would please be in touch as to inform me
>>> as to your intention in
>> this case.
>>> Obviously, it will not be possible for me to recommend discharge of
>>> this condition if these works have not been carried out. I would
>>> also advice you that I have contacted the Primary Authority for
>>> Pizza Hut and await their advice re Staff Sanitary Provision in Franchise outlets.
>>> I look forward to hearing from you at your earliest convenience.
>>> Best wishes
>>> Carol
>>>
>>>
>>> -----Original Message-----
>>> From: Carol Reynolds
>>> Sent: 01 December 2017 14:09
[REDACTED]
>>> Subject: Pizza Hut, 22 Beach Road, Littlehampton, BN17 5HT
>>>

>>> Dear Mr Godfrey,

>>> Please find enclosed the Intervention Report following my inspection

>>> of the above mentioned premises this morning. The premises are

>>> generally clean and well run. Staff must, however, ensure that they

>>> wash their hands on entering the kitchen, remove any outside

>>> clothing, (including fleeces) and put on clean aprons. A major

>>> concern is the lack of staff sanitary accommodation. I understand

>>> that there are 2-4 staff in the kitchen on week days but 6-7 staff

>>> at week-ends. Another WC and wash hand basin, together with hot and

>>> cold water at any wash hand basin and proper drainage must be

>>> provided. I trust that those items ie ice build up to the walk in

>>> freezer floor and raised paving slabs which form a slip/tripping

>>> hazard identified by both myself and your

>> auditor, will now be actioned as quickly as possible.

>>> Please do not hesitate in contacting me should you wish to discuss

>>> this or any other matter.

>>> Kind regards

>>> Carol Reynolds BSC(Hons) MCIEH

>>>

>>> Carol Reynolds | Senior Environmental Health Officer, Arun District

>>> Council

>>> | Location: Arun Civic Centre, Maltravers Road, Littlehampton, BN17

>>> | 5LF

>>> Internal: 37678 | External: +44 (0) 1903 737678 | E-mail:

>>> carol.reynolds@arun.gov.uk Secure E-mail:

>>> creynolds@arun.gcsx.gov.uk Visit Arun's web site at www.arun.gov.uk

>>> P Save the environment - think before you print.

>>>

>>> Please note my Work Days are Tuesday to Friday

>>>

>>>

>>>

>>> <http://www.arun.gov.uk>

>>> NLPG UPRN 100062237016

>>> DX 57406 Littlehampton

>>>

>>> Important Notice

>>> This e-mail is intended exclusively for the addressee and may

>>> contain information that is confidential and/or privileged.

>>> If you are not the intended recipient (or authorised to receive it

>>> for the addressee), please notify the sender and delete the e-mail

>>> immediately; using, copying, or disclosing it to anyone else, is

>>> strictly prohibited and may be unlawful.

>>> Any views, opinions or options presented are solely those of the

>>> author and do not necessarily represent those of Arun District Council.

>>> The information in this e-mail may be subject to public disclosure

>>> under the Freedom of Information Act 2000, therefore we cannot

>>> guarantee that we will not provide the whole or part of this e-mail

>>> to a

>> third party.

>>> The Council reserves the right to monitor e-mails in accordance with

>>> relevant legislation.

>>> Whilst outgoing e-mails are checked for viruses, we cannot guarantee
>>> this e-mail is virus-free or has not been intercepted or changed and
>>> we do not accept liability for any damage caused.
>>> Any reference to "e-mail" in this disclaimer includes any attachments.
>>> *****
>>> **
>>
>> <http://www.arun.gov.uk>
>> NLPG UPRN 100062237016
>> DX 57406 Littlehampton
>>
>> Important Notice
>> This e-mail is intended exclusively for the addressee and may contain
>> information that is confidential and/or privileged.
>> If you are not the intended recipient (or authorised to receive it
>> for the addressee), please notify the sender and delete the e-mail
>> immediately; using, copying, or disclosing it to anyone else, is
>> strictly prohibited and may be unlawful.
>> Any views, opinions or options presented are solely those of the
>> author and do not necessarily represent those of Arun District Council.
>> The information in this e-mail may be subject to public disclosure
>> under the Freedom of Information Act 2000, therefore we cannot
>> guarantee that we will not provide the whole or part of this e-mail to a third party.
>> The Council reserves the right to monitor e-mails in accordance with
>> relevant legislation.
>> Whilst outgoing e-mails are checked for viruses, we cannot guarantee
>> this e-mail is virus-free or has not been intercepted or changed and
>> we do not accept liability for any damage caused.
>> Any reference to "e-mail" in this disclaimer includes any attachments.
>> *****
>> *
>>
>> <Littlehampton Plans P01E.pdf>