
MEMORANDUM

To: Planning Services
Date: 16th September 2019
Your Ref: DMPA/2019/0973
Our Ref: 52721

In the event of a query, please contact: **MATT HOLFORD ON EXT. 5856**

Proposal: THE INSTALLATION OF NEW ALUMINIUM SHOP FRONT WITH TWO AIR CONDITIONING CONDENSER UNITS IN A SECURITY CAGE AND TWO EXTRACT GRILLES

Location: UNIT 1, 42 HIGH STREET, WOODVILLE, SWADLINCOTE, DE11 7EA

Thank you for the recent consultation on this planning application.

I have considered this application in relation to the potential environmental impacts. I have also read the relevant technical reports submitted in support of the application.

In my opinion, the key potential environmental impacts of the development are;

1. The potential exposure of existing sensitive receptors to new sources of noise & odour associated with the development;

The rear elevation of the proposed hot food business is approximately 10m from the façade of the nearest residential property which creates a significant possibility that odour and noise will have an adverse effect on the occupiers of this property.

I note that other food businesses are located in the same block of commercial premises. These other food businesses have previously been the subject of noise complaints by local residents.

Noise

Based on the noise specification of the two air conditioning condenser units submitted with the application the noise at 1m from the units are 48dBA and 52dBA respectively. The cumulative noise from both units operating simultaneously is therefore 53.5dBA during their noisiest cycles. This does not include any additional noise contribution from fixed plant associated with the proposed grill in the same elevation.

Based on noise propagation calculations I have calculated that the cumulative noise of the two air conditioning units will result in a noise exposure at the nearest residential receptor of 39.5dBA when including the reflective effects of the elevations of the local buildings. This level of noise during the daytime is likely to be clearly audible outside the residential properties, but unlikely to create any significant adverse impact on the internal residential use, although this to a large extent will depend on the existing background noise levels, which are not stated within the planning submission.

I would therefore recommend the following condition

The rating level of noise emitted from the development shall not exceed 35dBA measured as an LAeq (5mins) measured at the façade of any of the nearby noise sensitive properties. Measurements and assessment shall be made in accordance with the latest relevant British Standard.

Odour

I have applied the odour assessment methodology contained in the “Control of Odour and Noise from Commercial Kitchen Exhaust Systems” to this site. The results are expressed below

Parameter	Descriptor	Score	Impact Risk
Dispersion	Poor (below eaves)	15	High
Proximity of Receptors	Close (<20m)	10	
Size of cooking area	Small (small take away)	1	
Food type	Low (no fried food, mainly reheating)	1	
Total Score		27	

The guidance states that ‘high’ level odour control requires the following;

1. Fine filtration or ESP (electrostatic precipitation) followed by carbon filtration (carbon filters rated with a 0.4 – 0.8 second residence time)
2. Fine filtration or ESP followed by UV ozone system to achieve the same level of control as 1.

The specification of the odour control associated with the ventilation system is not stated within the application detail.

I would therefore recommend that as a minimum the ventilation system which is commissioned shall be fitted with odour control which meets the requirements of points 1 or 2, that the specification shall be agreed in writing with the planning authority and that the operation of the odour control systems will be maintained in accordance with the manufacturer instructions for the lifetime of the development.

If you have any enquiries or would like any further information please do not hesitate to contact me.

Matthew Holford
Head of Environmental Services