

Planning Consultation Memo

Date	Planning Officer	Environmental Health Officer
10/12/18	Sarah Madyausiku	Karl Riahi
Planning Application Number	Worksheet Number	
6/2018/2989/FULL	WK/103930	

Address: The Parkway Bar Parkway Welwyn Garden City AL8 6JQ

Application Details: Change of use from use class A4 at basement and ground floor level and Sui Generis at the first floor into mix use class A4/A3 bar/restaurant at all floors with opening hours 11:00-00:00 Monday to Sunday

Considerations relevant to Environmental Health for this application

Noise from customers and music
Noise from plant and equipment (including extract system)
Odour from cooking
General Environmental Health issues (informative information)

Description of site and discussion of considerations

Noise from customers and music

Planning permission has already been granted for the second floor to be used as residential accommodation, this is the nearest noise sensitive receptor for this proposed change of use.

There is some concern over noise from customers (and music if to be provided) as this will be directly below the residential units. The level of noise attenuation between floors is not known, and would need to be above that within Approved Document E to ensure that a loss of amenity from direct sound transmission does not occur. Due to the restaurant setting, levels of noise are not expected to be at the level expected of a bar or club (current allowed use), however, due to the potential number of customers this noise level is still likely to be significant.

Noise from plant and equipment (including extract systems)

Details of noise emissions from the extract system and other proposed plant has been assessed within a noise impact assessment provided with a previous application.

Predicted levels are 12dB below the background noise level at the nearest residential property which is on the 2nd floor and relatively close to the flue termination point.

It is expected due to the area that being below the background noise level to this extent should ensure that there will be sufficient masking from existing noise sources in the area, such as air conditioning units and traffic noise.

This assessment only took into account one extract system internally, however, doubling the use should only raise the noise level in the region of 3dB and is likely to still be below the background noise level in the area.

The plant and equipment will still need to be maintained to ensure that tonal noise or other distinctive noise elements do not occur.

To ensure that the extract system complies with the requirement of being 10dB below the background noise level at the nearest residential property, it is recommended that a condition to this effect is placed on the application.

Odour from cooking

Complaints have not been received in the past about odours from cooking at the existing food businesses in the area or the business that previously operated from this premises. However, the makeup of the area is changing with a number of prior approval office to residential conversions which now place domestic dwellings in close proximity to these businesses.

The applicant provided an odour risk assessment with another application, which listed a high level odour control specification which would have a significant impact on reducing the risk of odour complaints and therefore loss of amenity at neighbouring properties, the extract flue is also to terminate 1m above the roof height which will further help with odour dispersion.

As long as this same level of odour control is to be used for this application, complaints should be unlikely.

General environmental issues not within planning scope

The applicant is advised to contact the Public Health and Protection Department to discuss food hygiene, health and safety and licensing requirements.

The food business operator will need to register as a food business 28 days prior to trading.

Conclusion

- | | |
|---|-------------------------------------|
| Recommend planning application is permitted | <input type="checkbox"/> |
| Recommend planning application is permitted but with conditions | <input checked="" type="checkbox"/> |
| Recommend planning application is refused | <input type="checkbox"/> |

Conditions

Noise from plant and equipment

Noise from plant and equipment (including the kitchen extract system) must be 10dB (LAeq) below the background noise level (LA90) at the nearest residential properties. Reason –to protect the amenity of residents in the locality

Ventilation, Extraction and Odour Control System

The premises shall not be occupied until details of any air ventilation, extraction and odour control systems have been submitted to and approved in writing by the Local Planning Authority. Such details must include the height, position, design and materials of any chimney or extraction vent to be provided in connection with the development.

The proposed system will need to adhere to the Defra guidance on the Control of Odour and Noise from Commercial Kitchen Extract Systems. No part of the

development shall be occupied until the facilities have been provided in accordance with the approved details.

Reason - to protect the amenities of the occupiers of residential accommodation in the vicinity.

Noise insulation

The use shall not commence until a scheme for insulating the building to protect the residential properties on the 2nd Floor has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the first floor; shall not be used until the approved scheme has been fully implemented.

Reason - to protect the occupants of nearby residential properties from noise disturbance.

Informatives

Noise control

1. All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Council, shall be carried out only between the hours of :
8.00am and 6.00pm on Mondays to Fridays
8.00am and 1.00pm Saturdays
and at no time on Sundays and Bank Holidays
2. The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times
3. All plant and machinery in use shall be properly silenced and maintained in accordance with the manufacturers' instructions
4. All compressors shall be sound reduced models, fitted with properly lined and sealed acoustic covers, which shall be kept closed whenever the machines are in use. All ancillary pneumatic percussive tools shall be fitted with mufflers or silencers of the type recommended by the manufactures.
5. All machines in intermittent use shall be shut down during intervening periods between work, or throttled down to a minimum. Noise emitting equipment, which is required to operate continuously, shall be housed in suitable acoustic enclosures.
6. Items of plant and equipment shall be maintained in good condition so that extraneous noise from mechanical vibration, squeaking or creaking is reduced to a minimum.
7. All pile driving shall be carried out by a recognised noise reducing system.
8. Where practical, rotary drills and bursters, actuated by hydraulic or electric power shall be used for excavating hard material

9. In general, equipment for breaking concrete and the like, shall be hydraulically actuated.
10. 'BS 5228 Noise Control on Construction Sites' should be referred to for guidance in respect of all work carried out by the developer, their main contractor and any sub contractors.
11. Any emergency deviation from these conditions shall be notified to the Council without delay
12. Any planned deviations from these conditions for special technical reasons, shall be negotiated with Council at least 14 days prior to the commencement of the specific work.
13. Permissible noise levels are not specified at this stage.

Dust control

1. All efforts shall be made to reduce dust generation to a minimum
2. Stock piles of materials for use on the site or disposal, that are likely to generate dust, shall be sited so as to minimise any nuisance to residents or neighbouring businesses. Materials for disposal shall be moved off site as quickly as possible.
3. Water sprays shall be used, as and when necessary, to reduce dust from particularly "dusty" activities or stock piles.