

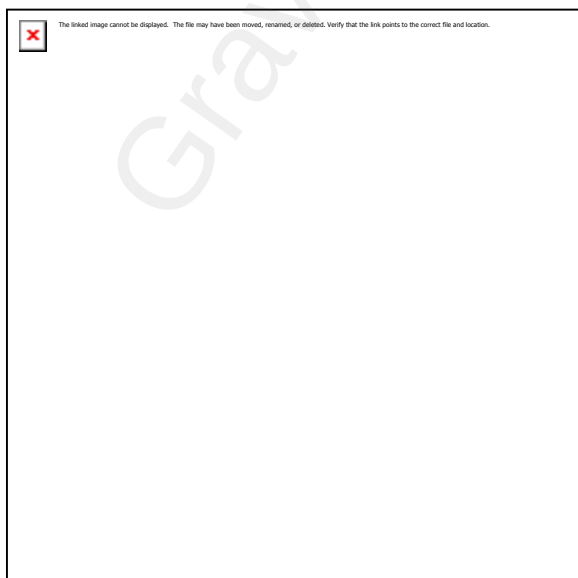


Environmental Protection COMMENTS

Case Number	20220884
Case Officer	Mr Ethan Bonthron
Address	Coin Op Wash, 12 Gateway Parade, Whinfell Way, Gravesend, Kent, DA12 4RU

Proposal	Change of use of building from launderette (sui generis) to a fast food shop (A5)
Consultation Expiry Date	14 October 2022
Date of Response	6 October 2022 (JO)

Very little information has been submitted with this application so it's difficult to make an informed response. In this respect, there are concerns regarding odour and noise control in relation to the proposed takeaway. There are no details of the type of cuisine proposed, hours of use of the takeaway or details regarding the layout of the kitchen or any extract ventilation. All of these can have a bearing on any impact to nearby residential premises (there are residential properties above this parade of shops/businesses, over the road and to the rear).



A kitchen extract system will be needed and this must be designed and installed in accordance with the EMAQ/Defra Control of Odour and Noise from Commercial Kitchen Exhaust Systems (2018 update). It is likely that to be compliant with the guidance, a high-level discharge flue will be needed and with the flats above, this may be tricky to install without interference to windows and without causing disturbance through noise and vibration. The applicant is advised to seek guidance from a specialist kitchen ventilation designer/installer to see whether a compliant system can be installed.

With regards to hours of use, it will be important to ensure that the hours are not extended to such an extent that disturbance is caused to local residents from customers or food collection/delivery vehicles (Uber Eats etc). It is not known whether the flat above is in the same ownership, so it will be important to ensure that any noise generated within the takeaway kitchen or serving area does not result in a nuisance to the residents above. It is noted that the Fish & Chip shop in this parade advertises opening hours of 11:30am to 9:30pm Monday to Saturday with the takeaway being closed on Sundays. In addition, another takeaway (not yet in operation) has opening hours of 12noon and 11pm Monday to Saturday. Hours along these lines are appropriate.

In respect of this and other matters, it is recommended that the following be considered and conditioned as necessary:

Odour/Fumes: Restaurant/takeaway odour

Prior to any works commencing on site, the applicant shall:

- 1) Submit a scheme in writing to the Local Planning Authority for approval in relation to cooking odour/fume control. The extraction system must be designed and installed in accordance with the "EMAQ/Defra Control of Odour and Noise from Commercial Kitchen Exhaust Systems (2018 update)".

Full details of proposed extraction system to deal with grease and odour control should include:

- a) Plans and details of all duct work (internal and external) and equipment.
 - b) Plans showing the location/position of the external flue/discharge stack, including its position in relation to neighbouring properties and window openings.
 - c) Details of all grease filtration and odour control including the manufacturer's specification/data sheets. This includes the canopy.
 - d) Details, including manufacturer's specification/data sheets of the fan.
 - e) Details of proposed routine cleaning and maintenance of the system, and the service requirements of the installed odour control system, including details of system access panels and confirmation that they will be grease tight.
 - f) Details of the type of food to be cooked, the cooking time per day; and the type of cooking appliances to be used. Where the end user is not yet known, the extraction system shall be designed for a 'very high' grease content, a 'very high' level of odour potential and a 'very high' smoke content (EMAQ/Defra Control of Odour and Noise from Commercial Kitchen Exhaust Systems (2018 update)).
- 2) Install and commission the extract system using a competent ventilation engineer in accordance with approved details. Provide a commissioning report to the LPA to verify the installation, ensuring minimum discharge rates are included.

The extraction and odour/fume control equipment shall be maintained and operated in compliance with the approved scheme.

After installation of the approved plant, no new plant or ducting system shall be used without the written consent of the Local Planning Authority.

Reason: In the interests of protecting the amenity of adjoining/nearby residential properties and safeguarding the amenities of the surrounding area

Noise: Restaurant/Takeaway Noise

Prior to any works commencing on site, the applicant shall:

- 1) Submit a scheme in writing, including a noise survey, to the Local Planning Authority for approval in relation to noise control. The extraction system must be designed and installed in accordance with the "EMAQ/Defra Control of Odour and Noise from Commercial Kitchen Exhaust Systems (2018 update)".

The noise survey should assess the worst-case scenario noise impact from the proposed extract and ventilation system, on nearby residential properties and must:

- a) Assess the whole system and any tonal elements associated it; a 1/3 octave band analysis may be necessary.
 - b) Assess structural transmission with the use of anti-vibration mounts where necessary, linings to ductwork to prevent noise transmission, any inline silencers and provide details of where they have been installed.
 - c) Use the results of the noise survey to ensure that the noise generated at the boundary of any noise sensitive property meets the requirements laid down in BS4142:2014 "Method for Rating and Assessing Industrial and Commercial Sound".
- 2) Install and commission the extract system using a competent ventilation engineer in accordance with approved details. Provide a commissioning report to the Local Planning Authority to verify the installation, including post completion noise levels.

The equipment shall be maintained and operated in a condition such that the requirements of BS4142:2014 continue to be met.

After installation of the approved plant, no new plant or ducting system shall be used without the written consent of the Local Planning Authority.

Reason: In the interests of protecting the amenity of adjoining/nearby residential properties and safeguarding the amenities of the surrounding area

Hours of use/Opening hours: It is advised that appropriate opening hours are placed on any permission in order to protect the residential amenity. Environmental Protection would consider the following as reasonable opening hours in this location:

Monday to Saturday: 12 noon to 11:00pm

Sundays and Bank Holidays: No opening

Smoke Control Informative: The proposed development is situated in a smoke control area. As such, only authorised smokeless fuels as listed in the Smoke Control Areas (Authorised Fuels) Regulations 1991 shall be burnt or fireplaces/appliances exempted by Smoke Control (Exempted Fireplaces) Orders shall be utilised. Exempt appliances are appliances (ovens including pizza and tandoori ovens, wood burners and stoves) which have been exempted by Statutory Instruments (Orders) under the Clean Air Act 1993. These have passed tests to confirm that they are capable

of burning an unauthorised or inherently smoky solid fuel without emitting smoke. They must be fitted and used according to manufacturer's instructions, and they can only be used for the fuel for which they are designed. When purchasing fuels and fireplaces the applicant should clarify with the vendor their suitability with respect to use in Smoke Control Areas. For further information, including confirmation that an appliance and/or fuel is suitable for use in a smoke control area, the applicant should contact the Council's Regulatory Services air.quality@gravesham.gov.uk

Lighting: Artificial lighting can cause a statutory nuisance under the Environmental Protection Act 1990. It is important that the applicants are not permitted to install external lighting (including any illuminated advertising signage) that illuminate anything other than the ground within the curtilage of the new properties in order to assist in preventing a nuisance from occurring (which would be most likely if the bedrooms on neighbouring properties are illuminated). Illuminated advertising signage should comply with ILP Lighting Guide 05: The Brightness of Illuminated Advertisements.

Code of Practice on Construction and Demolition: Please apply to prevent nuisance from noise and dust during demolition and construction occurring to nearby residential and commercial premises.