

From: Environmental Health
Sent: 17 September 2024 12:05
To: Development Control
Cc: Christie Burns
Subject: PLANNING APP 4/24/2287/0F1 - 50-52 MAIN STREET, EGREMONT

New shopfront, replace window frames, replace existing entrance door with a window and replace one window with a new entrance door, new air conditioning condensers and and extract grilles

Thank you for the above consultation.

There are no objections to this development from Environmental Health, subject to the following comments.

The proposed opening hours of the Greggs premises are not shown on the application. Presumably the opening hours of the current Egremont store are to be continued though clarification on this matter is requested.

The main concern is around potential noise disturbance from the proposed development, given that there are four split level residential flats, on two upper floors, directly above the ground floor development.

Noise disturbance may arise from external plant equipment sited at the rear of the store, and internal noise from activity in the store and the proposed running of the air conditioning and extract plant on a 24 hours basis to avoid overnight heat build-up in the shop and to assist with the refrigeration cabinets' performance.

It is understood that the dividing floors inside the building footprint are of timber construction and that the bedrooms of all residential flats are sited on the top most floor.

Minimum 1 hour fire separation materials should also be provided between the ground floor store and residential flats above.

Care should be taken in siting any plant equipment, particularly in the suspended ceiling space, in the proposed shop so that direct attachments to structural building elements are avoided with the use of anti-vibration mounts and fixings where necessary.

An optional condition on this matter is suggested below, though the statutory noise nuisance provisions of the Environmental Protection Act 1990 are available to residents if redress is required.

Standard construction hours during the building works are requested to limit any noise in the construction phase.

A generic Odour Impact Assessment is provided with the application, given that all of the Greggs stores are of a similar design, use standard plant equipment and offer a standard food menu. The provision of carbon filtration on the cooking extract system is proposed as mitigation against cooking odour nuisance.

There have been no complaints lodged with Environmental Health about odour or noise associated with any of the Greggs stores in the district to date.

The following conditions are therefore suggested:

- Noise from plant and equipment (optional)

The rating level of any plant and equipment of this development shall not exceed noise rating curve NR30 as measured inside the nearest noise sensitive premises. The noise rating curve should be measured and assessed against a 15 minutes linear LEQ at the octave band centre frequencies 31.5 Hz – 8 KHz.

Reason: In order to safeguard the amenities of adjoining residential occupiers.

- Cooking Odour from the development

The approved carbon filtration odour mitigation measures on the cooking extract plant at the development shall be installed in accordance with the approved details and shall be operational before the use commences. The measures shall be maintained operational for the lifetime of the development.

Reason: To safeguard the amenity of nearby premises and the area generally.

- Noise from construction works

Following approval of the development, construction activities that are audible at the site boundary shall be carried out only between the following hours Monday to Friday 08.00 – 18.00 and Saturday 08.00 – 13.00 and at no time on Sunday or Bank Holiday.

Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above unless otherwise agreed with the Local Planning Authority.

Reason: In the interests of the amenities of surrounding occupiers during the construction of the development.

Regards

Environmental Health

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