

From: **Ralph Taylor** < >
Date: Tue, 24 Mar 2020 at 15:02
Subject: FW: App. 126003 - 65-67 Princess Street
To: Carolyn Parry < >

Hi Carolyn,

Hope you are well.

Please see our further responses to Environmental Health's comments.

We will come back to you on Conservation comments as soon as possible and can then agree an extension to the determination date. Many thanks

Kind regards

Ralph

Ralph Taylor BSc (Hons) MPLAN MRTPI
Senior Planner

Due to the COVID-19 outbreak I am working between the office and home. If you are unable to get through on the office number please call 07805 326 140 during office hours.

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From: Carolyn Parry []
Sent: 11 March 2020 17:51
To: Ralph Taylor < >
Subject: Re: App. 126003 - 65-67 Princess Street

Ralph,

Please see the following comments I have received from Environmental Health in relation to your email below:

1. The hours and restrictions of servicing hours recommended will need to form part of any consent and we would not look to accept unrestricted night time servicing. There are residential properties in nearby proximity and vehicles arriving during the night time hours loading and unloading and waste collections has the potential to cause noise disturbances during the night. Especially when considering some of the nearby properties rely on openable windows for ventilation and comfort cooling.

In addition, for consistency purposes, these hours are applied across the City to control noise and noisy activities during the night time hours.

The applicant can accept the condition.

2. The applicant has confirmed there will not be any external areas and there won't be any external speakers which we can accept and addresses this condition

No action.

3. I have reviewed the updated acoustic report dated 25th February and the calculations along with distance reductions used have been included in a rating table which I can accept. Further comment will be required to confirm whether the upper floors of the residential properties at Kennedy Street / Booth Street will have line of sight of the roof top plant. If so, an assessment should include the rating at these properties also as they will not benefit from the reduction calculations used in the report.

We will require final verification as stated in the original recommended condition once installed and prior to use to confirm the equipment when in operation does not exceed the calculated level at the receptors.

Attached drawing 19-0017-300-010 Rev P1 shows that the plant will be concealed by the proposed parapet. This is located on the flat roof of the proposed second floor and will not be visible from any residential properties. The image below shows the existing relationship with the residential use to the rear, with the two storey outrigger visible. Extending the outrigger by one storey will mean that plant will not be visible.

The requirement for final verification is accepted.

4. If bagged waste collections are being proposed we will require confirmation that individual bags for each waste stream will be used rather than all waste placed in one bag and separated by the contractor.

We will also require details of when the bags will be placed out for collection and the contractors collection window for picking up the bags. This is to ensure bagged waste is not left out on the street for any lengthy duration or overnight. The bags should not be placed outside the servicing hours originally recommended and collected within 1 hour of being placed outside.

Location of bagged waste collection point will also be required.

It is confirmed that individual bags for each waste stream will be used.

Collection of waste will take place at 7.30 Monday to Saturday. Waste collection crews will take waste directly from the store to the waiting collection vehicle.

5. We will require an Air Quality assessment and report as required by the condition due to the location and its position within an Air Quality Management Area and the proposals will result in receptors being introduced to the AQMA

I have responded to this point separately in the attached email of 19.03.2020.

6. We will require details of the type of cooking to take place in the basement kitchenette before we can confirm whether extraction measures are required. Upon submission, we will

need to condition the type of cooking use also to ensure any potential future changes to the operation do not lead to fume or odour amenity impact

Cooking will involve warming up pre-prepared food using microwave and toasters. There will be no adverse impact associated with fumes etc.

Regards

Carolyn

Carolyn Parry
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