Emily Booth

From: Sue Jones
Sent: 01 March 2024 11:05
To: Emily Booth
Subject: CDN/24/0070, 131730/JO/2021, oldham street, spear street, C8 Noise, C9 fumes, C11 hours, C31 waste

Hi Emily

Condition 8 noise
Looking at the condition it is in 2 parts, 1) the building and 2) the plant

1)The building/commercial premises - The acoustic report by Hann Tucker dated 24 May 2019 had predicted the noise transfer from the commercial to the residential based on the operational noise of the commercial at 90 dB(A). I am not familiar with the predicted noise from a bakery operation, they can have quite loud fans to the ovens and other internal machinery/plant and I am presuming that although the opening hours proposed in C11 are daytime the use of the premises will be outside these (probably early mornings, dough making, proving, baking before the premises opens). Therefore they will need to demonstrate the predicted operational noise levels will meet out criteria in the NSR's.

2)They are not having any external plant and so this condition can be discharged for this unit.

Condition 9 fume
There is a condenser for the steam created within the oven that controls the odours and this is suffiicent to discharge the condition.

Condition 11 hours
They have proposed Monday to Sunday: 07:00 – 22:00 which is acceptable

Condition 31 waste - commercial.
The plans show 2 x 1100l bins for general and recyclable waste streams but the collection frequency is not given.

Kind regards

Sue

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