



**Dealt with by:** Environmental Health

**Our Ref:** smd/2021/0572 & 0573

**Direct Dial:** (01538) 395400 ext 4404

**Your Ref:** *as above*

**Email:**

**Date:** 11<sup>th</sup> October 2021

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| <b>MEMORANDUM: PLANNING CONSULTATION</b> |
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**LOCATION**

**Froghall Wharf, Whiston Bank, Froghall**

**PROPOSED DEVELOPMENT**

**Change of use from holiday flat to tea room**

**Listed building consent for change of use from holiday flat to tea room**

**Potential Areas of Environmental Concern**

1. Noise from plant and machinery associated with catering. (Condition)
2. Cooking smells. (Condition)
3. Noise during construction and renovation. (Condition Timings)
4. Delivery Times (Condition)

**Comments**

Environmental impacts can be addressed through conditions as set out below.

**Recommendation**

Environmental Health have no objection subject to condition..

***Noise***

**1. Construction & Demolition works: Time of operations**

Unless prior permission has been obtained in writing from the Local Planning Authority, all noisy activities shall be restricted to the following times of operations.

- **08:00 - 18:00 hours (Monday to Friday);**
- **08:00 - 13:00 hours (Saturday)**
- **No working is permitted on Sundays or Bank Holidays.**



In this instance a noisy activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.

**Reason:** *To avoid the risk of disturbance to neighbouring dwellings from noise during unsocial hours.*

## **2. Cooking Smells**

Suitable ventilation and filtration equipment shall be installed to suppress and disperse fumes and/or smell created from cooking activities on the premises. (The equipment shall be effectively operated and maintained in accordance with manufacturer's instructions for as long as the proposed use continues). Details of the equipment shall be submitted to and approved by the Local Planning Authority in writing prior to commencement of this development. Equipment shall be installed and in full working order to the satisfaction of the Local Planning Authority prior to the commencement of use. (Any system installed must be by suitably qualified competent engineers and the canopy must meet all relevant Health and Safety requirements including the use of Gas Interlocks. The provision of a commissioning certificate issued by a Gas Safe registered engineer should be available for inspection.)

**Reason:** *To ensure that unsatisfactory cooking odours outside the premises are minimised, in the interest of the amenity of occupiers of nearby properties.*

## **3. Plant and Machinery**

The machinery, plant or equipment including air condition and ventilation systems ("machinery") installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that the noise generated by the operation of the machinery shall not increase the background noise levels during day time expressed as LA90 [1hour] (day time 07:00-23:00 hours) and/or (b) LA90 [15 mins] during night time (night time 23:00-07:00 hours) at any adjoining noise sensitive locations or premises in separate occupation above that prevailing when the machinery is not operating. Noise measurements for the purpose of this condition shall be pursuant to BS 4142:2014.

**Reason:-** *To safeguard the amenity of local residents and that of the surrounding area from noise disturbance.*

## **4. Delivery Times**

There shall be no deliveries between the hours of 20.00 hours and 08.00 hours Monday to Saturday inclusive, and not between the hours of 20.00 hours and 10.00 hours on Sundays and Public or Bank Holidays.

**Reason:-** *To safeguard the amenity of neighbouring residential occupiers.*

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## 5. Opening Hours

***The opening hours should be as set out in the planning application section 24.***

### **Advisory Note/ Informative:**

- Food Registration: Under Regulation (EC) No 852/2004 Article 6 Paras 1 and 2 every food business operator shall cooperate with and notify the appropriate competent authority by completion of a food establishment registration form for each establishment under its control that carries out any of the stages of production, processing and distribution of food, with a view to the registration of each establishment. Food business operators shall also ensure that the competent authority always has up-to-date information on establishments, including by notifying any significant change in activities and any closure of an existing establishment. The applicant is advised to contact the Environmental Health Department, Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands Tel: 01538 395400 Fax: 01538 388393 food.safety@highpeak.gov.uk
- Any approved noise scheme and measurements should pay due regard to the Professional Guidance on Planning and Noise (ProPG), British Standard BS8233: Sound insulation and noise reduction for buildings (Code of Practice), BS4142:2014 Methods for rating and assessing industrial or commercial sound and/or the Building Regulations 2010 Document E or other appropriate guidance

Regards,

Environmental Health