From: EHealth Consultation
Sent: 15 August 2023 17:04
To: Johnston, Christopher
Cc: Planning (SMDC); Colgan, Denis
Subject: FW: App ref DOC/2023/0044 land at Broad St (restaurant development)
Attachments: E_749303.DOC

Categories:

Hi Chris,

Further to Dens comments earlier (below)
Condition 22: I've reviewed the site investigation report by Crossfield consulting and the proposed remediation detail. Although one might question the usefulness of one site visit for a gas assessment, I'm satisfied with the general conclusion drawn, that limited contamination (commercial) exists at the site, and the proposed remediation is accepted. The condition can be discharged.
Condition 26: Similarly the developer has submitted provision for 4 EV parking bay which is acceptable. This condition can be discharged.

In summary
Condition 15: Discharge not recommend
Condition 16: Discharge not recommend
Condition 22: Discharge recommend
Condition 26: Discharge recommend

Thanks

Dan

-----Original Message-----
From: EHealth Consultation
Sent: Tuesday, August 15, 2023 12:04 PM
To: Johnston, Christopher
Subject: App ref DOC/2023/0044 land at Broad St (restaurant development)

Hello Chris,

Condition 15 - CEMP -There is insufficient advice provided for the proposed on site generator. Dust control should make reference to the AQ Assessment submitted with the application ref. 221541-AQA-001.

Condition 16 - Odour Control- The information provided is insufficient to confirm discharge of this condition. A scheme for odour and cooking smell control should be submitted. The proposed restaurant is for a fried chicken and fast food restaurant. It will have the potential to emit strong cooking smells with a large grease content, it will operate using a large busy kitchen in close proximity to a large number of sensitive receptors. The scheme for odour/cooking smell control should be conducted in compliance with the assessment process described in EMAQ Industry Guidance, Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (2018). It should -1. Score the development proposals in line with EMAQ 2018 Appx 3, 2. Use the score to determine the level of odour mitigation required, 3. Define the mitigation that meets the appropriate level required in point 2 above and 4. Include maintenance and cleaning schedules.

Dan will comment on conditions 22 (Land contamination), 26 (ELV).

Thank You,

Denis

-----Original Message-----
From: Planning (SMDC)
Sent: Thursday, July 13, 2023 11:15 AM
To: EHealth Consultation
Subject: Internal Consultation Letter - App ref DOC/2023/0044

Please find attached document

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