

Rachel Tibbetts

From: Neil Whitton
Sent: 02 December 2020 11:46
To: Gemma Magnuson
Cc: DC Support
Subject: 20/02816/LB - The Lion Main Street Wendlebury Bicester OX25 2PW

Environmental Protection has the following response to this application as presented:

Noise: Having studied the noise report presented I am satisfied that the proposed extraction system will not cause a nuisance to the nearest residential property as long as it is built to the specification proposed. This will be an improvement to those residents living in the locality who have previously complained about the noise from the existing system.

Contaminated Land: No comments

Air Quality: No comments

Odour: There have been complaints made to this department regarding odour from the current system, not helped by the positioning of the extract fan pointing down the roof towards the nearby residential properties. Notwithstanding these complaints, odour is an area that we need to comment on and as the extraction system proposed is extracting at a lower level due to the listed building status and to help improve the visual impact of the scheme, the level of odour control for this scheme should be "Very High" based on the guidance provided in the EMAQ Control of Odour and Noise from Commercial Kitchen Exhaust Systems (5/9/2018).

Unfortunately I have been unable to find any information on the odour control. Ideally this would be easy to assess and hopefully approve prior to determination, however if this is not possible then I would recommend that the following condition be placed and on any permission granted:

Details of the odour control for the extraction system shall be submitted to and approved by the LPA prior to the installation of the system. The system shall then be installed as per agreed scheme and maintained and cleaned as per the manufacturers instructions with a log kept of such cleaning and maintenance available for inspection by request of council officers.

Light: No comments

If you wish to deviate from the suggested conditions then this should be discussed with the officer making these comments to ensure the meaning of the condition remains and that the condition is enforceable and reasonable.

NB: Please note my new working pattern below, I will only respond on the days appropriate to the email content
Mon – Weds: Environmental Protection, Thurs – Fri: Health Protection and Compliance

Kind Regards

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