

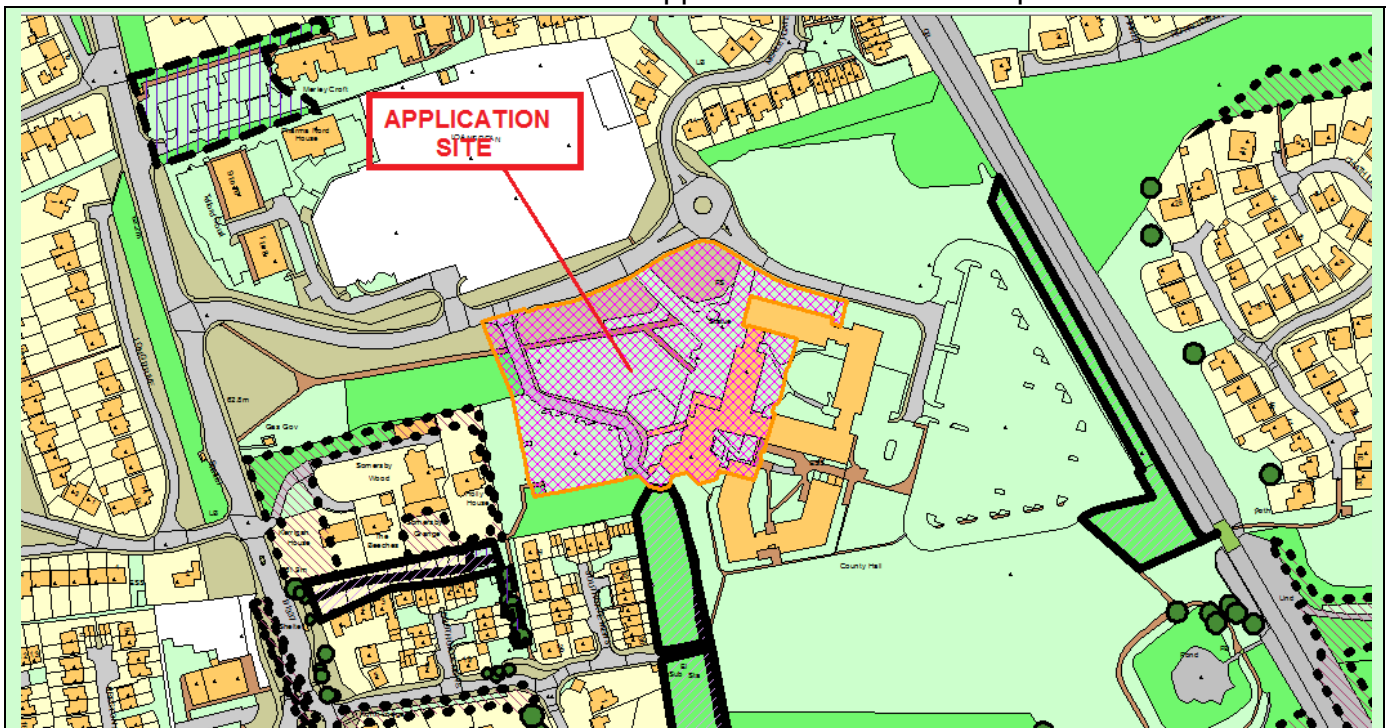


Northumberland County Council

CASTLE MORPETH LOCAL AREA COMMITTEE 09 MARCH 2020

Application No:	19/03940/CCD		
Proposal:	Refurbishment works to include ground floor extensions to existing reception area and Blocks 1 and 2 so as to provide additional/improved reception facilities, meeting space, and breakout area. Provision of new covered walkway from car parking areas, alterations to elevations, revised car parking arrangement, and associated external works/landscaping as supplemented by additional noise/odour suppression details 06/02/20 and amended by proposed site layout plan received 18/02/20		
Site Address	County Hall, Loansdean, Morpeth, Northumberland, NE61 2EF		
Applicant:	Northumberland County Council County Hall Morpeth NE61 2EF	Agent:	Mr David Wise Spaceworks Benton Park Road Newcastle upon Tyne
Ward	Morpeth Kirkehill	Parish	Morpeth
Valid Date:	9 October 2019	Expiry Date:	13 March 2020 (E.O.T.)
Case Officer Details:	Name: Mr Malcolm Thompson Job Title: Planning Officer Tel No: 01670 622641 Email: Malcolm.Thompson@northumberland.gov.uk		

Recommendation: That this application be GRANTED permission



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1. Introduction

1.1 Under the provisions of the Council's current Scheme of Delegation, in cases where the local authority is the applicant in respect of a planning application, it is required to be determined by the Planning Committee.

2. Description of the Proposals

2.1 The application seeks permission for relatively minor alterations and extensions to front (main) entrance to County Hall and within the fully enclosed courtyard area behind the reception area. Also shown are proposed improvements to the general frontage area so as to provide improved access details and parking facilities.

2.2 The submitted details indicate works consisting of:

- ground floor extensions to existing reception area and Blocks 1 and 2;
- internal alterations so as to provide additional/improved reception facilities, meetings space, and breakout area;
- provision of new covered walkway from car parking areas, alterations to elevations;
- revised car parking arrangement; and
- associated external works/landscaping.

2.3 This application is the latest in a series of applications and relates to proposed alterations considered as being necessary so as to improving the function of the building as offices for Northumberland County Council whilst also to improve the visual amenity of the site.

3. Planning History

Reference Number: CM/78/D/057

Description: LANDSCAPING DETAILS

Status: Approved

Reference Number: C/78/D/387 (1)

Description: Detailed application for the construction of county hall (Phase I)

Status: Approved

Reference Number: C/78/D/387A

Description: Details of solar screens and amended window details

Status: Approved

Reference Number: C/78/D/387B

Description: Details of canopy over main entrance

Status: Approved

Reference Number: C/78/D/387C

Description: Erection of District gas governor chamber on site of new council offices

Status: Approved

Reference Number: C/78/D/387D

Description: Details of tank roofs and solar collector panels

Status: Approved

Reference Number: C/78/D/387E

Description: Detailed application for phase II

Status: PER

Reference Number: C/78/D/387F

Description: Details of landscaping (phase I) submitted pursuant to condition no. 3 of 78/D/57

Status: Approved

Reference Number: C/78/D/387G

Description: Details of landscaping (phase II) submitted pursuant to condition no. 3 of planning permission 78/D/57

Status: Approved

Reference Number: C/78/D/387H

Description: Erection of walled car park, covered way and additional landscaping

Status: Approved

Reference Number: C/78/D/387 (2)

Description: Details of brick to be used submitted pursuant to condition no. 1 of planning permission 78/D/57

Status: Approved

Reference Number: C/78/D/387 (3)

Description: Details of earth mounding to the north east of the site submitted pursuant to condition no. 3 of planning permission 78/D/57

Status: Approved

Reference Number: C/79/D/374

Description: Gas meter house

Status: Approved

Reference Number: C/79/D/748

Description: Conversion of existing building to form staff club on 0.03 ha

Status: Approved

Reference Number: C/91/D/440

Description: Installation of 2 no. additional flagpoles

Status: Approved

Reference Number: C/E/D/150

Description: Provision of workplace nursery

Status: REPLY

Reference Number: CM/95/D/111

Description: Siting of 6 no 6m CCTV masts with ancillary wall mounted lighting

Status: Approved

Reference Number: C/02/00036/CCD

Description: Installation of externally mounted radio communications antenna

Status: Approved

Reference Number: C/02/00103/CCD

Description: Installation of externally mounted radio antenna

Status: Approved

Reference Number: CM/03/D/654

Description: Construction of additional car parking spaces.

Status: Objection

Reference Number: C/03/00174/CCD

Description: Extension to car parking area to the rear of

Status: Approved

Reference Number: C/05/00002/CCD

Description: Integration of photovoltaic cells on the entrance canopy, glass facade on south staircase and on shading louvres on the southeast and west elevations

Status: Approved

Reference Number: 12/00304/CCD

Description: Installation of solar photovoltaic panels on roof

Status: Approved

Reference Number: 13/01978/FUL

Description: Installation of 3no Storage Containers and Air Conditioning Units including new fencing for Northumberland County Council.

Status: Approved

Reference Number: 14/02316/FELTPO

Description: Tree Preservation Order: Fell 10 self-set juvenile / semi-mature Sycamore trees. Fell 8 self-set juvenile / semi-mature Ash trees. Fell 1 self-set juvenile Western Hemlock tree. Fell 1 Juvenile Elm tree. Crown raise to 5m from ground level 6 Western Hemlock trees and 7 Ash trees. All above trees in group G1. Fell T1, T2, T3 Species unknown (dead/dying). Crown lift T4 Copper Beech to 4m from ground to clear lamp post, sign and path. Crown lift T5 Beech to 2.5m to clear path. Crown lift T6 Beech to 2.5m to clear path. Crown lift T7 Cherry to 2.5m to clear path. (Amended description 22.08.2014).

Status: Approved

Reference Number: 16/01980/ADE

Description: Advertisement Consent: Installation of 2no. 3m x 3m v angle for sale boards

Status: Approved

Reference Number: 16/04498/OUT

Description: Demolition of County Hall and outline planning application (all matters reserved) for up to 200 homes

Status: Withdrawn

Reference Number: 18/00608/CCD

Description: Proposed refurbishment to the external building fabric at County Hall including the replacement of existing copper film roof covering with a standing seam aluminium stucco embossed covering, decoration of all existing timber windows with sprayed grey finish, decoration of all curtain walling with light teak sprayed coating, brickwork repairs where required, replacement of plant room doors with vented steel doors with paint finish, solar PV installation to selected roofs and installation of air vents

Status: Approved

Reference Number: 19/00761/NONMAT

Description: Non material amendment pursuant to planning permission 18/00608/CCD. (Curtain walling to stairwell now to be teak decorated grey and aluminium louvred ventilation grills to be powder coated slate grey to match window frames.)

Status: Approved

4. Consultee Responses

Morpeth Town Council	Support.
Highways	No objections subject to conditions.
Public Protection	Original objection withdrawn. .
County Ecologist	No objections subject to conditions.
Countryside/ Rights Of Way	No comment.
Lead Local Flood Authority (LLFA)	No objection - condition offered.
Highways	No response received.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	38
Number of Objections	0
Number of Support	0
Number of General Comments	0

Notices

General site notice, 16th October 2019

No Press Notice Required.

Summary of Responses:

None.

The above is a summary of the comments. The full written text is available on our website at:

6. Planning Policy

6.1 Development Plan Policy

Morpeth Neighbourhood Plan (2016)

Sus1 - Sustainable development principles
Des 1 - Design principles
Set1 - Settlement Boundaries
Tra3 – Transport Requirements
Inf1— Flooding and Sustainable Drainage

Castle Morpeth District Local Plan (2003)

C1 - Settlement boundaries
C11 - Protected Species
C37 - Canopies and Awnings
T6 - Provision for Cyclists

6.2 National Planning Policy

NPPF - National Planning Policy Framework (2019)
NPPG - National Planning Practice Guidance (2019)

6.3 Other Relevant Documents

The NPPF states that from the day of its publication, weight can be given to policies contained in emerging plans dependent upon the stage of preparation of the plan, level of unresolved objections to policies within the plan and its degree of consistency with the NPPF. The emerging Northumberland Local Plan was submitted to the Planning Inspectorate in May 2019 for independent examination, supported by a schedule of Minor Modifications following a six week period of consultation earlier this year. The Authority is therefore affording appropriate weight to policies contained within the emerging plan which form a material consideration in determining planning applications alongside Development Plan Policies.

Northumberland Local Plan Publication Draft Plan (Regulation 19) (NLPPD)

STP1 - Spatial Strategy (Strategic Policy)
STP2 - Presumption in favour of sustainable development (Strategic Policy)
STP3 - Principles of Sustainable Development (Strategic Policy)
QOP1 - Design Principles (Strategic Policy)
QOP2 - Good Design and Amenity
QOP3 - Public Realm Design Principles
QOP4 - Landscaping and Trees
QOP6 - Delivering Well-Designed Places
ENV1 - Approaches to Assessing the Impact of Development on the Natural, Historic, and Built Environment (Strategic Policy)

7. Appraisal

7.1 The main issues for consideration in the determination of this application are:

- Principle of the development
- Design and visual impact
- Impact on amenity
- Highways
- Ecology

7.2 On 27th March 2012 (amended 2019) the Government published the National Planning Policy Framework (the NPPF). The policies within this Framework are material considerations which Local Planning Authorities should take into account from the day of its publication.

7.3 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise. The development plan for this site is the Morpeth Neighbourhood Plan, which was formally 'Made' in May 2016. As such, this is the prevailing plan under which the proposal should be considered.

7.4 The development plan for this site also comprises the "saved" policies of the Castle Morpeth District Local Plan (2003). The saved policies of the Local Plan continue to constitute the development plan and therefore remain relevant to the determination of this application. However, the weight that can be afforded to these policies varies due to their differing degree of conformity, or conflict, with the NPPF.

Principle of the development

7.5 The relevant policies of the Development Plan comprise policies Sus1 and Des1 of the Morpeth Neighbourhood Plan, and policies C1 and RE2 of the Castle Morpeth Local Plan.

7.6 The application proposes works to an existing building situated within the Morpeth Settlement boundary as detailed on the inset maps of the Castle Morpeth District Local Plan. The principle of development at the site has therefore previously been established and is thus considered acceptable, in accordance with policy C1 of the Castle Morpeth District Local Plan.

7.7 Policies Sus1 and Des1 of the Morpeth Neighbourhood Plan promote sustainable, high quality development within the town of Morpeth. Policy Sus1 stipulates that proposals are expected to contribute to the sustainability of settlements and their communities whilst following the principles of good quality design which respects the character and appearance of the setting of the development and the surrounding area. Policy Des1 closely aligns with these regulations, detailing that the design and layout of the development achieves a sense of place by protecting and enhancing the quality, distinctiveness and character of settlements.

Design

7.8 The application building serves as the main headquarters for Northumberland County Council, consisting of offices and meeting rooms for use of staff and also in parts, members of the public. It is bounded by a car park to the front (West) and rear (East) of the building with open space to both sides (North and South). Residential dwellings surround the site beyond the open space and car parking areas with a railway line bounding the site to the East beyond the rear car park.

7.9 The proposed works to the site, as detailed within part 2.2 of the report, are all considered to be modest alterations and additions to the application site, collating together to improve the existing external building fabric of the building in line with the on-going internal refurbishment works. The resultant building would make provision for vastly improved reception facilities, staff accommodation, and meeting space. The proposed works would not cause an adverse impact upon the visual amenity of the site or surrounding area, only appearing to improve parts of the building that are currently in need of repair and modernisation. The installation of an aluminium stucco embossed covering upon the roof, replacing the existing copper film roof cover, would provide a more appropriate material for the site with the colour relating well to the grey painted timber framed windows as proposed under this application. Works such as the replacement of vented steel doors to the plant room and air vents to the roof would be similar in nature to those approved in the earlier application for extensive refurbishment works to the main body of Country Hall and would therefore contribute towards improvements to the site and would not be to the detriment of the site.

7.10 It is therefore considered that the proposed works accord with policy Des1 of the Morpeth Neighbourhood Plan and part 7 of the NPPF in terms of high quality design and would clearly benefit the overall appearance of the building.

Impact on amenity

7.11 Due to the scale of the works and the separation distances that exist between the site and residential properties, there are no concerns raised from the proposals in terms of an adverse impact upon residential amenity.

7.12 Whilst the submitted details indicate works to all elevations of the building, the existing separation distances would not be compromised with adequate distances retained. A distance of approximately 35 metres exists between the South Western elevation of the building and the neighbouring properties within Southgate Mews with a separation distance of 80 metres to the North situated within Merley Gate.

7.13 In response to consultation with the Public Protection Unit (PPU) raised an objection to the proposal on the grounds of lack of information in respect of noise and odour suppression.

7.14 In respect of the comment towards noise and odour suppression, it is noted from the submitted details (in particular the proposed ground floor layout) that the kitchen location and internal arrangement of all cooking facilities within will remain as currently exists. Nevertheless, and following appropriate discussions between officers and the agent, additional information with regard to odour and noise impact, in particular, potential impact on nearby dwellings.

7.15 Following receipt of the additional information and In response to appropriate re-consultation, the Council's PPU has commented that the Risk Assessment for Odour is in line with the principles of the relevant legislation. Public Protection also note and concur with the information submitted that the kitchen technical information and the sound propagation level calculator information that the impact of noise from the kitchen extraction ventilation system will potentially be low risk upon the residential homes. It is noted that the submitted noise information is for indicative assessment purpose only and does not entirely fulfill the requirement however, an appropriate noise condition is offered in the event of planning permission being granted.

7.16 Consultation was undertaken with neighbouring residents as well as the display of a site notice at the site entrance with no comments received. The proposal is therefore considered to be in accordance with policy Des1 of the Morpeth Neighbourhood Plan in regards to the development not causing an adverse impact on the amenities or occupiers of existing nearby properties.

Highways

7.17 The proposal makes reference to changes within the overall car parking and pedestrian footways within the site. A total of 14 additional parking spaces (3 disabled) are shown as being provided. Accordingly, the views of the Highways Officer were sought and obtained.

7.18 In response to consultation and after having considered the proposal in conjunction with the NPPF, Manual for Streets, and Appendix D of the Northumberland Local Plan there are no objections to the proposal. Minor concerns were however raised in respect of the parking arrangement, disabled access and works to the adjacent adopted highway. Revised details addressing the afore-mentioned concerns were subsequently received and the Highways Officer appropriately re-consulted. All relevant highways-related matters i.e. car parking, road safety, pedestrian routes, cycle parking provision, and highway works have been appropriately considered. The Highways Officer has also commented that the 8 disabled parking spaces conforms with current standards and that the current level of electric car parking bays shown as being retained is also appropriate to the scheme. There are no objections from a highway safety aspect subject to the imposition of appropriate conditions and informatives.

7.19 Despite the Highways Officer's comment towards the retention of the existing level of Electric Vehicle (EV) charging points being appropriate to the scheme, officers have subsequently secured the addition of an additional 2 points and these are included at location 1D in the proposed site layout plan.

Ecology

7.20 In considering the most recent application in 2018 for planning permission in respect of the general refurbishment of County Hall, due cognisance was given of the extensive ecological surveys undertaken and in which it was recognised that a small number of non-breeding common and soprano pipistrelle bats can be present at anytime in any suitable roosting crevice. The survey work has been submitted as part of this application and has been supported by an updating Bat Monitoring

Survey dated 27.11.19 which confirmed small numbers of common pipistrelles (3 in total) roosting at 2 locations in this part of the building. Moderate activity by commuting and foraging bats was also recorded with bats flying towards trees to the south west with some foraging activity (most being 2 bats at any one time) in the courtyard to the north east. The County Ecologist was therefore re-consulted.

7.21 In response to consultation the County Ecologist advises that as a result of the afore-mentioned findings, a Natural England European Species Development Licence will be required for temporary exclusion of bats from the identified roost locations before development can proceed and an appropriate "Informative" is offered. The roosts are shown as being retained/reinstated following the works proposed as part of this application. Indeed, a number of substantial wall-mounted bat shelters have already been erected at several locations around the County Hall building as part of the overall mitigation for the phased works. No evidence of nesting bird activity was recorded during the surveys but there remains a risk that nesting birds may be present in or on this part of the building and/or in some of the existing shrubs proposed for removal as part of the proposals during the breeding season. Again, an appropriate (and standard) "Informative" is suggested. Terrestrial animals such as hedgehogs are known to be present locally and may commute and forage across the site from time to time. No other protected, threatened or notable habitats and/or species are likely to be affected by the proposals.

7.22 In summary, the County Ecologist raises no objections to the proposals on ecological grounds are raised subject to the imposition of appropriate conditions securing the avoidance, mitigation and enhancement measures detailed in the surveys are carried out in full.

Other matters

Equality Duty

The County Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers have had due regard to Sec 149(1) (a) and (b) of the Equality Act 2010 and considered the information provided by the applicant, together with the responses from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

Crime and Disorder Act Implications

These proposals have no implications in relation to crime and disorder.

Human Rights Act Implications

The Human Rights Act requires the County Council to take into account the rights of the public under the European Convention on Human Rights and prevents the Council from acting in a manner which is incompatible with those rights. Article 8 of the Convention provides that there shall be respect for an individual's private life and home save for that interference which is in accordance with the law and necessary in a democratic society in the interests of (inter alia) public safety and the economic wellbeing of the country. Article 1 of protocol 1 provides that an individual's peaceful

enjoyment of their property shall not be interfered with save as is necessary in the public interest.

For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable interference with these rights. The Planning Considerations identified are also relevant in deciding whether any interference is proportionate. Case law has been decided which indicates that certain development does interfere with an individual's rights under Human Rights legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.

Officers are also aware of Article 6, the focus of which (for the purpose of this decision) is the determination of an individual's civil rights and obligations. Article 6 provides that in the determination of these rights, an individual is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal. Article 6 has been subject to a great deal of case law. It has been decided that for planning matters the decision making process as a whole, which includes the right of review by the High Court, complied with Article 6.

8. Conclusion

8.1 The main planning considerations in determining this application have been set out and considered above stating accordance with relevant Development Plan Policy. The application has also been considered against the relevant sections within the National Planning Policy Framework (NPPF) and there is not considered to be any conflict between the local policies and the NPPF on the matters of relevance in this case.

8.2 The application has addressed the main considerations and would accord with relevant policy. The proposal is therefore recommended for approval.

9. Recommendation

That this application be GRANTED permission subject to the following:

Conditions/Reason

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

02. The facing materials and finishes to be used in the construction of the development shall be in accordance with details contained in the application. The development shall not be constructed other than with these approved materials.

Reason: In the interests of the satisfactory appearance of the development upon completion and in accordance with the provisions of policy Des1 of the Morpeth Neighbourhood Plan.

03. Prior to commencement of development, details of the surface water drainage from the new extensions, car park and external areas shall be submitted to and approved by the local planning authority. This scheme shall incorporate sustainable drainage systems and link with the existing drainage from the site.

Reason: To prevent increased flood risk on and off site, in accordance with paragraph 165 of the NPPF.

04. No development shall take place unless in accordance with the avoidance, mitigation and enhancement measures detailed within the project ecologists mitigation report ('Refurbishment of County Hall, Loansdean, Morpeth Ecological Mitigation Report', Ann Deary Francis, 13.2.18) and to be shown on architect's drawings to be submitted to and agreed in writing with the LPA before works commence, including, but not restricted to, obtaining a Natural England European Protected Species Development Licence; retention/reinstatement of 2no. bat roost crevices (as specified); adherence to timing restrictions; adherence to precautionary working methods and Method Statement; adherence to external lighting recommendations in accordance with 'Bats & Lighting in the UK' Bat Conservation Trust/Institution of Lighting Engineers, 2018; any deep (in excess of 300mm) excavations left open overnight to be either securely covered or provided with an earth or timber ramp not less than 300mm wide and no steeper than 45 degrees to provide an escape route for ground animals that might otherwise become entrapped; an updating active season bat and bird nesting survey to be carried out in the event that works do not commence before the end of September 2020 with the results of that survey together with any necessary modifications to avoidance, mitigation or enhancement measures to be forwarded to and agreed in writing with the LPA before works commence.

Reason: To maintain the favourable conservation status of protected species.

05. No removal of vegetation or felling of trees shall be undertaken between 1 March and 31 August unless a suitably qualified ecologist has first confirmed that no bird's nests that are being built or are in use, eggs or dependent young will be damaged or destroyed.

Reason: To protect nesting birds, all species of which are protected by law.

06. Prior to commencement of any development, a detailed landscape planting plan, including the planting/sowing of locally native species of local provenance (and densities), shall be submitted to and agreed in writing by the Local Planning Authority with the planting to be fully implemented during the first full planting season (November - March inclusive) following the commencement of development. Thereafter, the landscaped areas shall be subsequently maintained to ensure establishment of the approved scheme, including watering, weeding and the replacement of any plants, or areas of seeding or turfing comprised in the approved landscaping plans, which fail within a period up to 5 years from the completion of the development.

Reason: To maintain and protect the landscape value of the area and to enhance the biodiversity value of the site.

07. The development shall not be occupied until details of the proposed boundary treatment have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved details shall be implemented before the development is occupied.

Reason: In the interests of visual amenity and highway safety, in accordance with the National Planning Policy Framework.

08. The development shall not be occupied until details of any external lighting of the building(s) and external area(s) have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved details shall be implemented before the development is occupied and retained as such thereafter.

Reason: In the interests of amenity and highway safety, in accordance with the National Planning Policy Framework.

09. The extension(s) hereby granted planning permission shall not be brought into full use until the car parking area indicated on the approved plans, including any disabled car parking spaces contained therein, has been hard surfaced, sealed and marked out in parking bays. Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework.

10. Prior to commencement of any works, precise details of the proposed highway works including:-

- Reinstatement of existing access (1B)
- Provision of upgraded footway from 1B along the North East boundary shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the building(s) subject to the approved works shall not be occupied until the highway works have been constructed in accordance with the approved plans.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework.

11. The development shall not be brought into use until cycle parking shown on the approved plans has been implemented. Thereafter, the cycle parking shall be retained in accordance with the approved plans and shall be kept available for the parking of cycles at all times.

Reason: In the interests of highway safety, residential amenity and sustainable development, in accordance with the National Planning Policy Framework.

12. Development shall not commence until a Construction Method Statement, together with supporting plan providing for the following:

- i. details of temporary traffic management measures, temporary access, routes and vehicles;
- ii. vehicle cleaning facilities;
- iii. the parking of vehicles of site operatives and visitors;
- iv. the loading and unloading of plant and materials; and

v. storage of plant and materials used in constructing the development has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved Construction Method Statement shall be adhered to throughout the construction period.

Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework.

13. The rating level of sound emitted from the the kitchen exhaust ventilation system and or machinery associated with the development activities at the use hereby approved shall not exceed the existing background sound level between the hours of 0700 -2300 (taken as a 15 minute LA90 at the nearest sound sensitive premises and shall not exceed the background sound level between 2300 -0700 (taken as a 15 minute LA90 at the nearest/any sound sensitive premises). All measurement shall be made in accordance with the methodology of BS4142 (2014) (Method for rating and assessing industrial and commercial sound) and/or its subsequent amendments. Where access to the nearest sound sensitive property is not possible, measurements shall be undertaken at the appropriate location and corrected to establish noise levels at the nearest sound sensitive property. Any deviation from the LA90 time interval stipulated above shall be agreed in writing with the local planning authority.

Reason: To protect residential amenity and provide a commensurate level of protection against noise.

14. Prior to the preparation or cooking of any food a validation report/statement shall be submitted to the local planning authority detailing the proposed Kitchen Ventilation System - Risk Assessment for Odour, Dated 8th Jan 2020, Project No: 1072, (High Level of Odour Control) to show that the works have been carried out in full accordance with the approve kitchen design for odour control, Which states that the High Level of Odour Control will be mitigated through the installation of Baffle Filters to the canopy, fine filtration, ESP and carbon filters (0.2 - 0.4 dwell time). Any deviation from the approved kitchen design for odour control above shall be agreed in writing with the local planning authority.

Reason: To protect residential amenity and provide a commensurate level of protection against odour.

Date of Report: 25th February 2020

Background Papers: Planning application file(s) 19/03940/CCD