

Public Document Pack



Planning Committee

Wednesday, 2 March 2022 at 6.30 pm

Council Chamber, Runnymede Civic Centre, Addlestone

Addendum

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Runnymede Borough Council

PLANNING COMMITTEE

Wednesday 2nd March 2022 at 6.30 pm

A D D E N D U M

RU.21/1790 10 Station Parade, Virginia Water

Scaled elevations have been received confirming that the vent would be 2 metres away from the nearest window.

Further revisions have also been made to the extract canopy design to incorporate an acoustic Lined 90 Degree Bend and a revised drawing submitted. This drawing also clearly shows the installation of a Carbon Filter Unit, Antivibration Mountings, 400 MUB System Air unit and 2 Silencers.

Noise

The Council's Environmental Health Officer has confirmed that the system would be acceptable with the noise acoustic report confirming that the vent would operate 5db below background noise level. Further comments from the Environmental Health Officer are detailed below:

"In terms of the noise being produced then they have taken a period when the background noise levels were at their lowest during the time when the restaurant will be open i.e. 36dB. They then took 5 dB off this level, and this then produced the design criteria of 31 dB for the system.

"Before the latest alterations to the system i.e. moving the exit point down and introducing a bend, showed that the 31 dB criteria had been achieved. Hence with these further tweaks to the system then it is envisaged that the noise level from the extraction system would be reduced further.

In terms of internal noise levels from the extraction system then if it produces around 30dB of noise and when the attenuation of noise provided by a window is added in (13dB) then the resultant noise contribution provided by the fan would result in (30-13) around 17dB. BS 8233 advises that at night-time bedrooms noise levels should not exceed 30dB. Hence it is suggested that noise from the fan, if the calculations are correct, should not lead to noise nuisance conditions

It should also be noted that the suggestion is to provide an acoustic suspended ceiling within the restaurant area and hence prevent airborne noise within the restaurant area effecting resident above. It is suggested that noise insulation produced by the suspended ceiling, if the calculations are correct, should not lead to noise nuisance conditions to the resident above the restaurant area. "

Odour

The position on odour remains unchanged. They are proposing to have a system which provides fine filtration, and this is followed by carbon filtration. The fine filtration will be conducted using canopy baffle filters, grease filters and pre paper/bag filters. Once this is undertaken the carbon filters will then look to remove any remaining odours. As stated by the applicant this will require a

strict regime of cleaning and replacing filters in order to keep the system operating at peak efficiency and hence in a state which can remove the material that can cause odour. A condition is therefore recommended to secure the proper maintenance of the system.

Change to Recommendation

The following changes to conditions are recommended.

Amend Condition 2. – List of approved plans (updated)

The development hereby permitted shall not be carried out except in complete accordance with the following approved plans:

Received 08/11/2021: Location Plan., Received 15/10/2021: CI-VW-00 Rev: A (Proposed Floor Plan)., Received 28/02/2022: 6049 Rev: B (Proposed Elevation), 6049 Rev: B (Details of Extractor System).

Delete Condition 3. External Materials – condition no longer necessary as these details have now been submitted and are referenced in the condition above.

Amend Condition 4 – Soundproofing.

All sound proofing measures as set out in the Noise Impact Assessment produced by Acoustics Plus and reference 104272.ad.Issue 3 and as detailed on approved drawings shall be fully implemented prior to the occupation of the premises and shall be retained and maintained thereafter.

Reason: To protect the amenities of occupiers of nearby properties and to comply with Policies EE1 and EE2 of the Runnymede 2030 Local Plan and guidance within the NPPF

Amend Condition 5 - Plant and equipment (as approved)

The extraction and ventilation system outlined in the Extraction Report by Lewis Duct Clean (dated December 2021) and Amended Proposed Plans (Feb 2022) shall be fully implemented prior to the occupation of the premises and shall thereafter be retained and appropriately maintained in accordance with the submitted details and recommended maintenance as detailed within the Odour Management Plan.

Reason: To protect the amenities of occupiers of nearby properties and to comply with Policy EE2 of the Runnymede 2030 Local Plan and guidance within the NPPF.