

Consultee Comments for Planning Application 160891

Application Summary

Application Number: 160891

Address: 11 Albyn Place Aberdeen AB10 1YE

Proposal: Extension to existing bar and restaurant to form boutique hotel accommodation, with all associated works

Case Officer: Gareth Allison

Consultee Details

Name: Mrs Barbara Armstrong-Hill

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On Behalf Of: ACC - Environmental Health

Comments

In regard to the above application the following has been evaluated:

Noise Control

This proposed development has potential for an adverse impact on the amenity of the occupants of neighbouring local residences from a number of potential noise sources associated with the proposal. Additionally the proposed development itself has the potential to be impacted upon by existing noise sources in the area.

I am however of the opinion that provision of suitable mitigation measures can address this. I recommend that, as a condition of planning permission, a noise assessment by a suitably qualified noise consultant is carried out in order to ascertain the predicted impacts of likely noise sources associated with proposed development.

This assessment should:

- 1) Be in accordance with Planning Advice Note (PAN) 1/2011 Planning and Noise and its accompanying Technical Advice Note.
- 2) Identify the existing sources of noise potentially impacting on the proposed development
- 3) Identify the likely sources of noise associated with the proposed development.
- 4) Detail the noise mitigation measures to reduce noise from the existing and likely noise sources to an acceptable level to reasonably protect the amenity of the occupants of the proposed development and existing neighbouring residences respectively.
- 5) The methodology for the noise assessment should be submitted and agreed in writing with this

Service in advance of the assessment

Odour Control

Should cooking activities take place on the premises the below actions should be taken:

In order to protect the occupiers of the surrounding properties from any potential loss of amenity due to malodour from cooking activities, I recommend as a condition of planning permission, a scheme of suitable and adequate means of filtering, neutralising, extracting and dispersing of cooking fumes be installed and maintained within the premises. This information must be suitably provided. For example; a written scheme of works and detailed within an appropriate plan.

If mechanical ventilation or extraction equipment is proposed, a noise assessment will be required to demonstrate that the noise from the units will not give rise to a noise level, assessed with (bedroom) windows partially open, in excess of NR35 between 0700 and 2300hrs and NR25 at all other times.

Advisories

Noise from Site/Ground Preparation and Construction Works

This Service recommends the following Advisories be attached to the application.

In order to protect amenity of the occupants of the neighbouring residences from noise produced as a result of site/ground preparation works and construction works, apply the following controls:

- a) Operations creating noise which is audible at the site boundary should not occur outside the hours of 07:00 to 19:00 Monday to Friday and 08:00 to 13:00 on Saturdays
- b) During the accepted times the noise affecting residential premises is restricted in accordance with Annex E of BS5228 1:2009+A1:2014 Codes of practice for noise and vibration control on construction and open sites.

Barbara Hill

Authorised Officer