

Aberdeen City Council – Development Management Consultation Request

From: Ross McMahon	Date: 20 April 2018
Email: rmcmahon@aberdeencity.gov.uk	Ref: 180522/DPP
Tel.: 01224 522955	Expiry Date: 11 May 2018

Detailed Planning Permission

**180522/DPP: Erection of cafe with hot food take away and flat above including car parking and associated works at Former Public Convenience Adjacent To Dyce Church Hall
Victoria Street
Dyce
Aberdeen**

All plans and supporting documentation available at the following link:

<https://publicaccess.aberdeencity.gov.uk/online-application/applicationDetails.do?activeTab=summary&keyVal=P6LT64BZKE800>

Please select one of the following

No observations/comments.	
Would make the following comments (please specify below).	✓
Would recommend the following conditions are included with any grant of consent.	
Would recommend the following comments are taken into consideration in the determination of the application.	✓
Object to the application (please specify reasons below).	

COMMENTS

With regard to the above Detailed Planning Permission Application an environmental health assessment was carried out. The following aspects have been evaluated and the associated comments are considered appropriate.

Environmental Noise

Aircraft Noise:

The proposed development is located adjacent to Aberdeen Airport. According to the airport Annual LAeq 16 hour noise contours (2016) the development is located between the 55 and 60 noise contours. The site is located closer to the 60 contour with a direct line of sight to the airport runway. There is potential for an adverse impact due to aircraft noise on the occupants of the proposed residential flat.

Noise Associated with the Café:

It is understood from the documents submitted as part of the application for detailed planning permission, that there will be an outdoor seating area, and that a local

extract ventilation (LEV) system will be required. An LEV system and other fixed plant and equipment associated with the proposed development, and the outdoor seating area have the potential to cause an adverse impact due to noise on nearby residential properties and the occupants of the proposed first floor flat.

Accordingly, a noise impact assessment carried out by a suitably qualified noise consultant is required to allow this Service to assess this application. The assessment should:

- Assess the impact from all aircraft noise on the proposed residential property to establish the type and level of insulation / controls required to meet World Health Organisation and BS8233 standards.
- Be in accordance with Planning Advice Note (PAN) 1/2011 Planning and Noise and its accompanying Technical Advice Note.
- Identify and assess the impact of likely sources of noise associated with the proposed café development on the proposed flat. Noise from plant and equipment associated with the café should not exceed WHO / BS8233 standards and NR25 night and NR35 day in habitable rooms and bedrooms of the proposed flat.
- Detail the noise mitigation measures to reduce noise from the likely noise sources to an acceptable level to reasonably protect the amenity of the occupants of the existing neighbouring residences.
- **The methodology for the noise assessment should be submitted and agreed in writing with this Service in advance of the assessment.**

Suitable Demonstration of Adequate Odour Control Provision

To protect the amenity of the occupants of nearby residential properties from adverse impacts due to potential malodour associated with operations at the proposed café development, the following is required in order for this Service to assess this application:

1. Where a local extract ventilation (LEV) system is to be installed to remove food odours and fumes, the applicant must ensure an appropriate assessment, in accordance with relevant guidance is carried out by a competent person. The purpose of this assessment is to establish the necessary air extraction flow rate based on the activities and equipment, the necessary specification of the LEV equipment and mitigation measures required to effectively; filter, neutralise, extract and disperse cooking fumes produced by the activities to be undertaken.
2. The details of this assessment and its findings must then be submitted to this Service for review, in the form of a suitable report by a competent person to the satisfaction of this Service. This report must fully demonstrate the minimum design specification of the LEV equipment and odour/fume control measures and their effectiveness.

Responding Officer: K. Nolan
Date: 27/6/2018