

Memorandum

To:	Planning	From:	Environmental Health
Officer:	Claire booth	Officer:	Neil Martin
Reference:	3/2012/0298	Extension No:	3214
Date:	21st May 2012		

Planning Application: 3/2012/0298
Location: 59 Woone Lane Clitheroe, Lancashire, BB7 1BG
Development: Installation of flue for proposed Chinese take away.

Having reviewed the above application I have the following comments to make.

The proposed extraction flue has the potential to adversely affect the amenity of the area and interfere with the enjoyment of surrounding residential properties. Thus acting against the national planning policy framework principles of conserving and enhancing the natural environment, requiring good design and promoting healthy communities.

The proposed termination of the flue is not sufficient to ensure suitable dispersion of the exhaust gases. The flue must terminate at a minimum height of 1m above the roof ridge of the property and must not be fitted with any restriction to the final opening.

The proposed activated carbon filter is not the best method available for the control of the highly odorous emissions from fish and chip shops or Chinese take-aways. A more appropriate method would be the use of ozone. However whichever method is chosen by the applicant the key to its success is a suitable maintenance and replacement system. As such a maintenance management system is required prior to the commencement of any works detailing how the system is to be managed and maintained.

To prevent any potential noise from being emitted from the structure the applicant has suggested the use of a silencer. In addition to this methods of installation should be used to ensure that noise and vibration are not transmitted through the structure to neighbouring properties.

As such this department recommend refusal unless the following conditions are attached to the planning permission.

"The flue shall terminate at least 1 m above the roof ridge of the property and shall not be fitted with any restrictions"

"A scheme for the maintenance of the extraction and odour control system shall be submitted to and approved in writing by the local planning authority prior to the commencement of any works. Once agreed the extraction and odour control system shall be maintained as per the submitted scheme. Once operational a three yearly report shall be submitted to the local planning authority to confirm that the system has been maintained as agreed. Any changes the maintenance scheme shall be agreed with the local planning authority prior to their introduction."

"Details of the fixings to be used shall be provided to and agreed by the local planning authority prior to commencement of any installation works."

Regards

Neil Martin
Environmental Health Officer.