

VENTILATION/EXTRACTION STATEMENT

Proposed Specsavers Opticians at: 7 Church Street, Clitheroe, Lancashire, BB7 2DD

1.0 INTRODUCTION

This statement is in support of the above site for:

Full planning consent: Proposed installation of 2no. condenser units to rear elevation of the building.

Use: The unit is situated within the retail district, neighboured by other retailers. It is currently a vacant retail unit (Former Lloyds Bank) and following the refurbishment works, it will trade as Specsavers Opticians, remaining retail use. Therefore, no change of use is required because of these proposals.

2.0 STATEMENT

2.1 Position & Design

There will be 2no. new condenser units installed to the rear of the building, wall mounted on brackets at ground floor level. Installations are typical AC condenser units; the design and position of the units have been carried out by a specialist.

The proposed AC units are essential to ensure temperature and fresh air flow is maintained within the medical test rooms. The 2no. new condenser units are required for the site to serve the circulation spaces and the 3 new medical test rooms that are being created during the internal refurbishment / remodel.

Our client always seeks the advice of independent Air Conditioning specialists, to provide the most efficient AC installation, aiming to use the minimum units possible to comply.

The condenser units are required as legislation for medical care dictates that Individual AC units are required for each test room and the customer circulation spaces to ensure fresh air flow with the interior temperature being kept constant for the delicate equipment and testing procedures used throughout the store.

Dual units cannot be used as they cannot heat and cool at the same time, therefore if one room required heating and the other cooling at the same time, a dual unit could not achieve this, hence why individual units are required for separate rooms.

Without the proposed AC layout and condenser units, the new test rooms would not meet the standards set out in their NHS contract agreement and therefore could not be used. Please see the project specific drawings attached as a part of this application for further details on scale, positions and layout.

2.2 Odour Assessment

The proposed condenser units only circulate fresh air. They do not extract any chemical waste / byproducts or create any odours, as they only serve as an Air Conditioning system used for heating and cooling the interior of the shop layout.

2.3 Noise Impact Assessment

The installation of 2no. condenser units is the only element of the proposals that may increase noise levels to any neighbouring properties.

The rear of the property, which is where the plant will be located, is within a service yard which will contain much of the plant visually and it will also help contain any noise omitted.

The proposed plant will also only be operational during trading hours (08:30am – 18:30pm) and will not be in operation overnight due to automatic shut-off systems being installed to the system. This is a significant mitigating factor for any noise as they will never be operational outside of trading hours.

The proposed units are modern designs, but small-scale installations, with a low sound pressure (max 61 dBA) which is similar to that of a domestic dish washer's output, so will operate below any background noise levels in such a busy town centre commercial area.

The units also operate intermittently, only functioning when heating or cooling, therefore they are not operational for much of the day and as previously mentioned will not be operational out of trading hours due to the automatic shut off system that will be installed.

Condenser Unit Details:

C/U 1	DAIKIN AZAS100MV	H990 x W940 x D320mm	Sound Pressure 53dba max
C/U 2	DAIKIN 4MXM80A9	H734 x W954 x D408mm	Sound Pressure 49dba max

3.0 SUMMARY

As highlighted the proposed condenser units will not impact any neighbouring properties with either odour (as they create no odours) or noise pollution (due to the mitigating factor of their careful positioning to the rear of the building and that they will only be operational during working hours.) It is therefore our belief that the proposed condenser units are fully justified, and no additional surveys are required in this instance.