

**ENVIRONMENTAL HEALTH
SUPPORTING COMMUNITIES**

To:	John Diver, Planning Officer, Development Management, 5 Pancras Square N1C
From:	<i>Camilo Castro-Llach</i> (Noise Officer)
Date:	15/05/2018
Re:	Unit 18 Brunswick Centre London WC1N 1AE
Proposal:	<i>Change of use and associated alterations and signage at Unit 18 Brunswick Centre, London, WC1N 1AE.</i>
Reference:	<i>Planning application ref. 2018/1447/p</i>
Key Points:	The proposals are <u>unacceptable</u> in environmental health terms

ENVIRONMENTAL HEALTH OBSERVATIONS FOR PROPOSED PLANT & EXTRACT EQUIPMENT

PART 1

Site background info:

- Location of nearest sensitive site/ constraints of site:

The application site comprises a ground floor commercial unit with upper and lower basement accommodation located within the mixed-use complex of the Brunswick Centre. The nearest sensitive receivers are located directly above the premises.

Summary of assessment in context with policies A1 and A4:

1. List of development implications

The main sources that could affect existing residential receptors in relation to the proposed plant equipment are:

- Noise from new building services/fixed plant.
- Cumulative noise from new and existing building services/mechanical plant.
- Odour from cooking activities.

2. Have the submitted details addressed the constraints?

No plant noise impact assessment has been prepared in support of the planning application. Submitted documents suggest that a system rating level of at least 10 dB(A) below the lowest existing background noise level for the proposed operating hours is possible but this is not evidenced in any way.

The specifications for an odour control system have been submitted in support of the planning application, although no assessment of the odour risk of the extract system has been submitted.

3. Have the details addressed the constraints with accuracy and evidence? If yes go to PART 2. If not list reasons and if/what information needs to be revised/ submitted in order for the development to be considered acceptable. If development is not acceptable go to PART 3.

PART 2

1. Is the principle of development (plant / extract) acceptable?

No

2. Describe why:

The proposals are **unacceptable** in environmental health terms.

Noise

Noise Impact Building Services/Fixed Plant Operation

The proposed ventilation system includes an intake and extract louvre on the front elevation and an extract louvre on the rear elevation.

No environmental noise survey was undertaken to determine a noise emission limit for the proposed mechanical plant operation. No noise predictions have been undertaken to demonstrate that the proposed plant complies with the relevant noise limits. In this particular case, due to the proximity of the sensitivity receivers a noise survey and assessment is essential to ensure that the atmosphere side emission of the proposed plant does not impact the amenity of the Brunswick Centre residents.

Odour

Although some document specifying the proposed odour control system have been submitted, no assessment has been undertaken to estimate the odour risk of the proposed site. Due to the proximity of the receptors, we would expect as a minimum an assessment in line with Annex C of "Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems, Defra (2005)".

The Defra document provides the following guidance on stack dispersion:

The preferred solution would be to discharge 1m above the roof ridge of any building. If this is not possible, discharge should take place not less than 1m above the roof eaves or dormer window of the building housing the kitchen. If none of the above cannot be complied with, then an exceptional level of odour control will be required.

In this case, the applicants would need to demonstrate exceptional levels of odour control to avoid the fumes rising up and affecting residents, this has not been forthcoming.