

Appendix 2(b)

Consultation Responses

- ◆ Response from Environmental Services

To: Planning & Building Standards Services Our Ref. AXD/379691
Your Ref. P/18/1104
If Calling Ask for Alan Dickson
CC: Phone
From: Alan Dickson Date.

Subject: Application Ref: **P/18/1104**
Address: **5 Greenlees Road**
Cambuslang
Glasgow
G72 8JA
Proposed Development: **see text**

I refer to the above planning application consultation and would comment as follows;

I have no objections to the proposal subject to the following conditions;

Noise 05A. The applicant shall undertake a noise assessment to determine the impact of noise from the proposed development on nearby dwellings and any noise sensitive premises using the principles set out in British Standard BS 4142:2014 - Method for Rating and Assessing Industrial and Commercial Sound, or by a method agreed by the Planning Authority. The assessment shall be submitted to and approved by the Planning Authority and shall identify the predicted Rating Level and measured Statistical Average Background Noise Level at nearby dwellings and noise sensitive premises. Where the Level of Significance as described within the Scottish Government Document: Technical Advice Note Assessment of Noise, identifies changes in noise as moderate or greater (assessed with windows open), a scheme for protecting the proposed dwelling(s) from industrial / commercial noise shall be submitted to, and approved by, the Planning Authority. The approved scheme for the mitigation of noise shall be implemented prior to the development being brought into use and where appropriate, shall be retained in accordance with the approved scheme to the satisfaction of the Council as Planning Authority.

The Background Noise Level for the most sensitive period that the source could operate should be used for this assessment. Any survey submitted should assess the noise effects of commercial vehicle deliveries on adjacent dwellings and noise-sensitive premises.

Noise 07A. Ventilation System – Efficiency – Noise – Vibration

Before the (development type) is brought into use, the proposed method of ventilation shall be submitted to and approved in writing by the Council as Planning Authority. The proposed development shall not be brought into use until the ventilation systems are operational in accordance with the approved details.

All odours, fumes and vapours generated on the premises shall be controlled by best practicable means to prevent them causing nuisance to occupants of nearby dwellings or premises.

The ventilation system shall:

- a) Incorporate systems to reduce the emission of odours and pollutants and shall thereafter be maintained as necessary.
- b) Be constructed by employing best practical means to minimise noise and vibration transmission via plant and the building structure.
- c) Noise associated with the business shall not give rise to a noise level, assessed with the windows open, within any dwelling or noise sensitive building, in excess of the equivalent to Noise Rating Curve 35, between 07:00 and 20:00 hours, and Noise Rating Curve 25 at all other times.

W1. Commercial Waste Control

Details for the storage and the collection of waste arising from the proposed development shall be submitted to, and approved in writing by the Planning Authority. The agreed details shall be in place prior to the development being brought into use and thereafter be satisfactorily maintained.

Regulation EC 852/2004 requires that "Food waste, non-edible by-products and other refuse are to be removed from rooms where food is present as quickly as possible, so as to avoid their accumulation." On that basis it is strongly recommended that any food waste stored inside the premises be removed on a daily basis.

I would also request that if the application is approved, then the following advisory notes are attached to the decision notice for the applicant's information

ADV NOTE 1. All Non-Domestic Food Preparation & Sales Areas: Food Safety Act 1990

The applicant is advised that, as the premises will be used for the preparation, sale or consumption of food, the Food Safety Act 1990 and Regulations made there under will apply. The applicant is advised to contact Environmental Services at an early stage of the project, to ensure compliance with current legislation, so that difficulties do not arise when the development is operational.

Environmental Services, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB.

ADV NOTE 2. Noise: Construction and Demolition (BS 5228)

The applicant is advised that all works carried out on site must be carried out in accordance with the current BS5228, 'Noise control on construction and open sites'.

The applicant is further advised that audible construction activities should be limited to, Monday to Friday 8.00am to 7.00pm, Saturday 8.00am to 1.00pm and Sunday – No audible activity. The applicant is advised that Environmental Services may consider formally imposing these hours of operation by way of statutory notice should complaints be received relating to audible construction activity outwith these recommended hours and should such complaints may be justified by Officers from this Service.

Further details of this may be obtained from South Lanarkshire Council, Environmental Services, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB.

ADV NOTE 3. Formal action may be taken if nuisance occurs.

None of the above conditions will preclude formal action being taken by the Executive Director of Community Resources against the person responsible for any nuisance which may arise due to the operation of the proposed development.

ADV NOTE 4. Intervening Ventilated Space at WC

It is recommended that an intervening space is provided between the disabled toilet on the ground floor of the premises, and the restaurant. Should this not be possible, extract ventilation in the WC should be capable of creating a negative air pressure relative to the eating area, ie- air should flow from the eating area to the WC. Extraction ventilation should be connected to the light fitting and set to run for 20 minutes after the light is switched off. Finally, where possible, it is recommended that the WC door be fitted with a self-closing device.

Should you require any further information, please contact Alan Dickson

Alan Dickson
Environmental Health Officer