

From: [Stannard, James](#)
To: [Planning Comments \(HPBC\)](#)
Subject: HPK/2023/0395 - 6 Cavendish Circus, Buxton
Date: 16 November 2023 10:44:12

See below comments from Env Health Officer in connection with HPK/2023/0395

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council
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Please note that my working days are Monday-Thursday

From: Rhodes, Matthew
Sent: Tuesday, November 14, 2023 5:55 PM
To: Stannard, James
Cc: Planning Comments (HPBC)
Subject: RE: HPK/2023/0395 - 6 Cavendish Circus, Buxton

Hi James

I've made a site visit this afternoon. There is a small yard at the back of the premises with flats above and to the side at a similar level to the flue exhaust. Therefore, to protect amenity it's critical that a robust scheme of odour control is utilised.

1. ODOUR H&V: Specification

The development hereby permitted shall not be brought into use until a "high level" of odour control consistent with the approved EMAQ conformity report ("*EMAQ 2018 conformity report for HPK/2023/0395*") is installed and utilised on the cooking ventilation system. The ventilation/extraction equipment shall thereafter be maintained and operated in accordance with the approved details.

This shall include the following elements as mentioned in the approved odour control scheme, or elements of a no lesser performance standard.

- Pre-filter (Airclean 4000 HEPA), fine filtration (Airclean 3500, active carbon (Airclean 1610212), ozone (CO 221)

2. FED09 - FUME EXTRACTION – NOISE CONTROL

Prior to the use hereby permitted commencing, a report detailing the noise emissions from the proposed extract ventilation system shall be submitted to the Local Planning Authority for approval. This shall incorporate noise assessment and monitoring undertaken inline with BS4142.

Where significant loss of amenity is identified in the approved report the cooking equipment extract shall be fitted with effective silencers in accordance with an acoustic specification to be agreed with the Local Planning Authority. The approved silencers shall be installed prior to commencement of the use of the development hereby approved and subsequently maintained.

The extraction system serving cooking equipment shall incorporate anti-vibration mounts and flexible couplings to prevent structure-borne noise to adjoining occupiers.

3. HR02 – HOURS OF USE: RESTAURANT, TAKEAWAY ETC

The use hereby permitted shall not be open to customers after 23:00 on any day

Regards

Matthew Rhodes
Environmental Health Officer (Pollution and Environment)

High Peak Borough Council and Staffordshire Moorlands District Council

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From: Rhodes, Matthew
Sent: Tuesday, November 14, 2023 10:47 AM
To: Stannard, James **Subject:** RE: HPK/2023/0395 - 6
Cavendish Circus, Buxton

Yes, that's correct

From: Stannard, James
Sent: Tuesday, November 14, 2023 10:46 AM
To: Rhodes, Matthew
Subject: RE: HPK/2023/0395 - 6 Cavendish Circus, Buxton

Hi Matt

Am I right in thinking that we can't confirm whether there are any objections from an Environmental Health and amenity perspective until the site visit has actually been conducted?

Regards

James Stannard Planning Officer
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From: Rhodes, Matthew **Sent:** Friday, November 10, 2023
12:19 PM
To: Stannard, James **Cc:** Planning (HPBC)
Subject: RE: HPK/2023/0395 - 6 Cavendish Circus, Buxton

Hi James

I need to make a site visit (next week I'm afraid). There is a lot going on at the back of Cavendish Circus and there are flats above the shops (with velux type windows). In the interim....

The "EMAQ" odour assessment may be accepted. The following conditions are recommended; as it's a retrospective application the condition should probably read "Within xxx months of this approval etc"

1. ODOUR H&V: Specification

The development hereby permitted shall not be brought into use until a "high level" of odour control consistent with the approved EMAQ conformity report ("*EMAQ 2018 conformity report for HPK/2023/0395*") is installed and utilised on the cooking ventilation system. The ventilation/extraction equipment shall thereafter be maintained and operated in accordance with the approved details.

The LPA needs to be confident it can enforce this condition should the approved scheme not be utilised or maintained in the future.

As the area is surrounded by residential flats, the following condition is recommended to protect amenity with regard to noise.

2. FED09 - FUME EXTRACTION - NOISE CONTROL

Prior to the use hereby permitted commencing, a report detailing the noise emissions from the proposed extract ventilation system shall be submitted to the Local Planning Authority for approval. This shall incorporate noise assessment and monitoring undertaken inline with BS4142.

Where significant loss of amenity is identified in the approved report the cooking equipment extract shall be fitted with effective silencers in accordance with an acoustic specification to be agreed with the Local Planning Authority. The approved silencers shall be installed prior to commencement of the use of the development hereby approved and subsequently maintained.

The extraction system serving cooking equipment shall incorporate anti-vibration mounts and flexible couplings to prevent structure-borne noise to adjoining occupiers.

Regards

Matthew Rhodes
Environmental Health Officer (Pollution and Environment)

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From: Stannard, James
Sent: Thursday, November 9, 2023 12:44 PM
To: Rhodes, Matthew
Subject: HPK/2023/0395 - 6 Cavendish Circus, Buxton

Hi Matt

Further to your comments below please find attached a completed EH Extraction Form. For reference I also attach the Extraction Statement that formed part of the submission.

I look forward to your full comments at your earliest convenience in due course.

Kind Regards

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council
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Please note that my working days are Monday-Thursday

From: Rhodes, Matthew
Sent: Monday, October 23, 2023 2:34 PM
To: Planning Comments (HPBC) **Cc:** Stannard, James
Subject: HPK/2023/0395 - Environmental Health Consultation#

Dear Planning

Application number	HPK/2023/0395	Application type	Full - MINOR
Site address	6, Cavendish Circus, Buxton, Derbyshire, SK17 6AT	Proposal	Change of use to (Sui generis) for the sale of hot & cold oven baked foods (under the former A3 and A5 use class) with installation of louvre grille extraction flue to rear elevation and installation of replacement business signage (Retrospective)

As with all applications involving kitchen extraction equipment, can you ask the applicant to submit the completed forms (attached)? This ensures EH have the appropriate information available in order to make informed recommendations to the LPA.

Regards

Matthew Rhodes
Environmental Health Officer (Pollution and Environment)

High Peak Borough Council and Staffordshire Moorlands District Council

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