

Consultee Comments for Planning Application

26/10006/PINS

Application Summary

Application Number: 26/10006/PINS

Address: 265 - 267 Church Road Redfield Bristol BS5 9HU

Proposal: Erection of a second-floor roof extension, demolition and rebuilding of a single storey rear extension, and change of use of upper floors and part of ground floor from ancillary commercial space to a large 8-bed HMO. New shopfronts to retained ground floor commercial units.

Case Officer: [REDACTED]

Consultee Details

Name: [REDACTED] - Pollution Control

Address: City Hall, College Green, Bristol BS1 5TR

Email: Not Available

On Behalf Of: Pollution Control

Comments

These premises are on the busy Church Road, adjoin a fish and chip shop and an Aldi Supermarket close by. I therefore have concerns with regards to noise from traffic and ventilation, refrigeration or air conditioning plant associated with neighbouring commercial premises. I am also concerned about odour from any extraction flue at the neighbouring fish and chip shop potentially affecting the residents of the proposed residential accommodation.

I would therefore ideally like to see further information provided in the application with regards to the above noise & odour sources and any necessary mitigation I would have to object to this application. If however you are minded to grant the application I would ask that the following condition be added to any approval:

1. Noise Sensitive Premises Assessment

No commencement of use shall take place until an acoustic report on the existing noise climate at the development site has been submitted to and approved in writing by the Council. The report shall show that the dwellings hereby permitted will be provided with suitable sound insulation and ventilation with regard to noise from the following:-

Noise from the traffic

Noise from ventilation, refrigeration and air conditioning plant at nearby commercial premises

The noise assessment shall be carried out by a suitably qualified acoustic consultant/engineer and

shall take into account the provisions of BS 4142:2014+A1:2019 Methods for rating and assessing industrial and commercial sound and BS 8233: 2014 Guidance on sound insulation and noise reduction for buildings.

The approved scheme shall be implemented prior to the commencement of the use and be permanently maintained thereafter.

2. Details of Extraction/Ventilation System

No development shall take place until a report to show how the ventilation system for the extraction and dispersal of cooking odours from the neighbouring fish and chip shop will not cause harm by way of odour to the residents of the proposed development has been submitted to and approved in writing by the Council.