

APPLICATION NO: 14/01270/CONDIT		OFFICER: Miss Michelle Payne
DATE REGISTERED: 15th July 2014		DATE OF EXPIRY: 9th September 2014
WARD: Leckhampton		PARISH: None
APPLICANT:	Mr Umesh Korant	
AGENT:	None	
LOCATION:	Unit 3 Maida Vale Business Centre Maida Vale Road	
PROPOSAL:	Variation of condition 2 (hours of business) and condition 3 (hours of loading/unloading) on planning permission ref. 02/00813/CONDIT granted 25th July 2002 to allow the premises to be used between the hours of 7.00am and 7.00pm Monday to Friday, and 7.00am and 3.00pm on Saturday, Sunday and Bank Holidays	

Update to Officer Report

1. OFFICER COMMENTS

- 1.1. As set out in the original report, following a meeting with the owner of no.6 Maida Vale Road, an assessment of the noise generated by Cotswold Linen Care was to be undertaken on Wednesday 13th August.
- 1.2. As a result of this assessment, the following updated comments were received from Environmental Health:

I have reviewed the above application further and made measurements of noise levels at the site. I now offer the following revised comments:

I have visited the site today and made an assessment of noise from the operation of the laundry affecting residential properties to the rear. This assessment was made to the standards of BS 4142:1997 "Method for rating industrial noise affecting mixed residential and industrial areas". The dominant noise source was noise from tumble dryer vents, and in particular 2 vents serving larger capacity machines, which have been ducted to discharge just round the north-western corner of the building. This standard assesses the difference in noise levels between the plant operating (known as the rating level) and the background noise level. The measurements and corrections in the standard produced a rating level of 49.4 dBA and a background level of 39.5dBA. This is a difference of +9.9dBA.

The standard states that a difference of +10 means "complaints are likely".

I have therefore suggested to the applicant that he needs to control noise levels more effectively in order for this department not to object to the current application. This can be achieved relatively easily by extending the ductwork further around the building, so that the building itself screens residential property from the noise. Control could also be achieved by limiting the hours that these particular 2 dryers operate. The applicant has indicated to me that he will extend the ductwork as soon as possible, and for preference before this application is decided. If he can achieve this I will be happy to re-visit and re-assess the revised installation.

Should a satisfactory noise level be achieved I would repeat my recommended hours of opening from my previous response, i.e.:

*Monday - Friday 7AM - 7PM
Saturdays 7AM - 3PM
Sundays 9AM - 3PM*

Note that the later start time I recommend for Sunday working is to account for the increased sensitivity of a residential population at that time.

[Note that the Environmental Health Officer has verbally confirmed that the suggested hours for Sunday are also acceptable on Bank Holidays.]

- 1.3. Subsequently, the applicant has extended the ductwork as advised and fitted attenuators to the ducts. In response to this, two further noise assessments have taken place on Friday 15th August and Monday 18th August and the following additional comments have been submitted by the Senior Environmental Health Officer:

As discussed in my e-mail of 13th August the applicant in this case has made efforts to improve the acoustic performance of ducting to tumble dryers at the application site. I have now carried out 2 surveys of the noise levels being produced.

The first survey, carried out on Friday 15th August was affected by noise from other sources, including a dog barking, and interrupted by vehicles accessing and leaving the properties around the measuring point. There was also a malfunction in the measuring equipment being used. As a result, the survey results indicate that fitting attenuators to the ducts and siting them further away actually increased noise levels, which subjectively was not the case.

I repeated the survey this morning to the standards of BS4142. On this occasion I used 2 sound level meters, calibrated using the same source, which produced almost identical results. The survey was begun at approximately 9:00AM, with a background measurement made for one hour from 9:00AM to be comparable to the time the site will be operating. This exercise has produced a difference between the rating level and background noise level of 7dB.

The standard indicates that a difference in level of +10dB means that complaints about this source are "likely", and that a difference of +5dB is of "marginal significance". No further guidance is available on interpolating other results, however it may be worth noting that a change of +3dB is the smallest change in level that can be perceived by a person with normal hearing.

In summary, the results of this monitoring exercise do not justify an objection to the application.

Subjectively, the recent adaptations to the ductwork have reduced the level of noise at the assessment position when compared to my initial visit. On occasion during the drying cycle, some machines stop for a few seconds before re-starting and the change in noise level this produces is barely noticeable. Myself and a colleague were invited in to 6 Maida Vale Road on Friday to discuss the application, and during this time the noise level from the fans (which were operating) had no effect on our conversation. In my opinion the level of interference produced by this noise source during this visit did not constitute a statutory nuisance and is unlikely to do so if the plant operates

within the time limits applied for (as amended by the recommendations of my first e-mail, dated 25th July).

2. RECOMMENDATION

- 2.1. With the specialist Environmental Health advice in mind, the recommendation is to permit the application subject to the following conditions:

3. CONDITIONS

- 1 The variation in hours of operations and deliveries hereby permitted shall be carried on only by Cotswold Linen Care Ltd.
Reason: The development is only acceptable because of the special circumstances of the business (as noted in the letter from the applicant accompanying the application) and the Local Planning Authority wishes to have the opportunity of exercising control over any subsequent use or user due to the close proximity of residential properties in accordance with Local Plan Policy CP4 relating to safe and sustainable living.
- 2 The premises shall be used only between the hours of 7.00am and 7.00pm on Mondays to Fridays inclusive; 7.00am and 3.00pm on Saturdays; and 9.00am and 3.00pm on Sundays and Bank Holidays.
Reason: To safeguard the amenities of the occupiers of residential properties in the locality in accordance with Local Plan Policy CP4 relating to safe and sustainable living.
- 3 No vehicles may be loaded or unloaded at the site outside the hours of 7.00am and 7.00pm on Mondays to Fridays inclusive; 7.00am and 3.00pm on Saturdays; and 9.00am and 3.00pm on Sundays and Bank Holidays.
Reason: To safeguard the amenities of the occupiers of residential properties in the locality in accordance with Local Plan Policy CP4 relating to safe and sustainable living.