

Architectural Services and Design

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Clackmannanshire Council
Planning – Development Quality
Kilncraigs
Greenside Street
Alloa

ASD 1205
20th January 2021

Dear Sirs

**Proposed rear extension to form a take Away kitchen and store at bar Aldo's 9 – 11
Coalgate Alloa FK10 1EH**

With reference to the above and the earlier application 20/00123/FULL submitted 18th June 2020, which was withdrawn on the 7th September 2020.

I would confirm the amendments, which were carried out to address the concerns raised with the earlier application.

1. The footprint of the building has been reduced to address the comments from an adjoining neighbour.
2. The roof configuration is amended to match the earlier approved and lapsed application.
3. The collection window has been removed and replaced to match the earlier approved application and raised margins have been added around the door. The door will be used as the kitchen staff entrance and also the collection point for the deliveries and collection of the take away meals.
4. The existing kitchen extract flue has been checked out to establish if it was suitable to cope with the additional extract canopy. It has now been confirmed but it has been suggested that the existing fan be replaced with a new, more modern type. The contractor that carries out the maintenance of the existing system confirmed that the new fan would be quieter than the existing, but their intention is to form an acoustic box around it to reduce the noise levels further. As the box is built insitu there are no information on what the noise reduction would be. At present the fan is located in a timber shed / store, outside the main building and to date there has not been any issue with noise from the neighbours above the restaurant.
5. The proposals planned by the council to the Greenside Car Park and the proposed route to Bank Street has been incorporated on the Site Plan to address the proposals for the parking of customers and delivery drivers cars when collecting take away.

6. The line of the existing West Vennel footpath is indicated as being delineated with chevron hatching to indicate pedestrian use for the neighbour's delivery vehicles. At present the proposed take away operating times, including the delivery times for the restaurant did not clash with the delivery times of the previous occupier. It is not anticipated that the set times for collection will clash with the new occupiers. Discussions and agreements can be reached, should an issue become apparent.

7. A copy of the title deed plan is included in the submission to confirm that the area for the fire exit, staff entrance and proposed collection point is within the grounds that are in joint ownership and shared access.

8. The contact details I have for the company that maintains the extract fan and flue is
Carla Ward
Personal Assistant
Air Supply Ltd
Tel: 01896 750006 | **Email:** airsupplyventilation@gmail.com
<https://www.airsupplyventilation.co.uk/>

I hope the above is sufficient to address the previous concerns, but should you require to discuss it further please do not hesitate to contact me at the above address.

Yours faithfully

Albert S Dunn

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