

Our ref: hk/O/GDK/Prtmth/APC/04/01/21

4 January, 2021

Portsmouth City Council  
Civic Offices,  
Guildhall Walk,  
Portsmouth  
PO1 2AL

Dear Sir/Madam,

**Proposed siting of extraction/ventilation equipment to rear and roof of 213-215 Commercial Road Portsmouth PO1 4BJ**

We act as planning consultants to Z&K Group who wish to operate a restaurant from the above premises.

As you know, The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 come into effect on 1<sup>st</sup> September 2020. The new regulations revoke Parts A and D of the Schedule to the Use Classes Order 1987 and introduce a new Class E. Commercial, Business and Service Use Class which allows a permitted development right for use, or part use, for all or any of the following purposes—

- a) *for the display or retail sale of goods, other than hot food, principally to visiting members of the public,*
- b) *for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises,*
- c) *for the provision of the following kinds of services principally to visiting members of the public—*
  - (i) *financial services,*
  - (ii) *professional services (other than health or medical services), or*
  - (iii) *any other services which it is appropriate to provide in a commercial, business or service locality,*
- d) *for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public,*

- e) *for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner,*
- f) *for a creche, day nursery or day centre, not including a residential use, principally to visiting members of the public,*
- g) *for—*
  - (i) an office to carry out any operational or administrative functions,*
  - (ii) the research and development of products or processes, or*
  - (iii) any industrial process, being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.*

As such planning permission in this case for restaurant use is not required. Consent is however required for extraction/ventilation equipment.

It is proposed to locate an extraction duct which will discharge to the rear with ventilation equipment located on the flat roof plant deck area and on the rear elevation of the property. A 'high' level of odour abatement measures will be implemented. The applicant has engaged specialist commercial kitchen filtration experts to conduct a risk assessment, based on Defra guidelines. We enclose technical details of odour control measures to be implemented at the site. This includes an extract canopy by Brittanica Fabrications or equal with Grease baffle filters, Internal supply and Capture stream technology (typical 1.8 m<sup>3</sup>/s); Purified Air ESP 6000 Electrostatic filter unit followed by a UV filtration system. The ESP is designed specifically for commercial kitchen application and is the most effective method for smoke removal with a 98% efficiency rate through a single pass. The UVO system comprises a quantity of lamps a percentage of which are designed to produce UV light at 185nm, converting ozone from the oxygen present in the air. The remaining lamps combine to produce UV light at 254nm which destroys the ozone and any mercaptans remaining in the proximity of the lamps. A photo catalytic liner is used to enhance the production of hydroxyl radicals, which are both very short-lived and extremely oxidising. Installing ESP units before UV filters enable the system to nullify malodours at optimum efficiency for much longer. The breakout of noise will also be kept to a minimum at 10db below existing levels.

The subject proposal therefore complies with Policy PCS23 of the adopted Local Plan

The proposed scheme will not be visible in the street scene and will result in investment and job creation at vacant commercial premises at time when the high street is suffering. We therefore commend this application for your approval.

If you have any queries relating to this application please do not hesitate to contact these offices in the first instance.

Yours sincerely,

**HARIS KASUJI** BA MA MRTPI