

CONSULTATION UNDER TOWN AND COUNTRY PLANNING ACT 1990

Consultation on Planning Application - PL/2023/00684/DIS

Proposal: Discharge condition No. 17 following planning approval PL/2022/00491/PPFL.

Location: Bosworth Wood Centre Auckland Drive Smiths Wood Solihull

Case Officer: Tristan Hazel

Date comments sent	22.5.23
Name of consultee department	Public Protection
Consultation response author	A Clover

No Comments	
No Objection	X
No Objection Subject to conditions	
Objection	
Further information Requested –	

Comments:

(Please explain the reason for your response)

With reference to the planning discharge application detailed above, Public Protection (PP) comment as follows:

Condition 17 states:

17. Before the development hereby approved is brought into use, a kitchen extract ventilation system incorporating:

- grease filtration / suppression and*
- odour mitigation, attenuation*, filtration and/or suppression*

shall be installed in accordance with a scheme to be submitted to and approved by the Local Planning Authority

**attenuation mechanisms may include for acceptable vertical discharge heights and subsequent diffusion / dissipation over appropriate distances, where relevant.*

Thereafter the kitchen extract ventilation system shall be used and maintained in accordance with the approved scheme

In the interest of neighbour amenity and Policy P14 of the Solihull Local Plan.

PP confirm that the proposed kitchen extract scheme is acceptable on both noise and odour / air quality grounds.

- Kitchen extract equipment sits relatively central to the school estate and as such provides separation distances that are significant (and acceptable) with regard to the dissipation / dispersal of potential odours.
- Noise impacts have been predicted previously, as part of compliance with other conditions, and found to be acceptable.

Modelling of noise sources, to ensure that cumulative impacts are acceptable, includes impacts from the operation of kitchen extraction systems (see entry AHU and KET in 'Section 6.3 Plant Noise Data' of revised report 'Ref: Plant Noise Impact Assessment, 001478-MAL-XX-XX-RP-Y-9003, P03 - M&E data updated – A. Rodriguez 24/04/2023').

Kitchen extract hours of use (for both AHU and KET units) are stipulated as 08:00 – 18:00.

As such PP do not raise objection to the proposed kitchen extract scheme.

With regard to the discharge of the condition, PP note that safeguarding measures are specified in the condition. Such measures should remain in place to control future use / maintain relevant approval.

Further information required (if applicable):

(Please explain the reason for your response)

Amendments recommended (if applicable):

(Please explain the reason for your response)

Recommended conditions (if applicable):

(Please provide justification for any pre-commencement conditions)

If the application is to DISCHARGE CONDITIONS, please confirm the list of documents you are approving below:

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If the application requires a S106 contribution/ requirement, please include the following information:

Please note: The legal tests for when a S106 contribution can be requested are set out in regulation 122 and 123 of the Community Infrastructure Levy Regulations 2010 (as amended). The regulations and guidance can be viewed here: <https://www.legislation.gov.uk/ukdsi/2010/9780111492390/regulation/122> and <https://www.legislation.gov.uk/uksi/2010/948/contents/made> and <https://www.gov.uk/guidance/planning-obligations> and

The tests are:

1. Necessary to make the development acceptable in planning terms;
2. Directly related to the development; and
3. Fairly and reasonably related in scale and kind to the development.

• Contribution description	
• Contribution amount £ (if applicable). Please provide justification.	
• Trigger point for payment (i.e. upon commencement of development, upon first occupation, upon 50% occupation...)	
• Trigger point for works to be undertaken (if applicable)	