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Submitted via Planning Portal

Planning  
Brighton & Hove City Council

22 December 2023

Our Ref: 7321

Dear Sir / Madam,

Application for Full Planning Permission – 108a Dyke Road, Brighton, BN1 3TE

On behalf of our client Gail's Ltd (Gail's), please find enclosed an application seeking planning permission for the installation of 2 no. air conditioning units at the above address.

### Application Site Context

The application site consists of the commercial unit located at 108a Dyke Road, Brighton. This commercial floorspace is currently vacant, having most recently been occupied by a coffee shop (Class E). The building is located at the Seven Dial roundabout, and backs onto buildings located on Dyke Road, predominantly occupied by commercial uses at ground floor level with residential above.

The building is neither statutorily nor locally listed and is not located within a Conservation Area. The site is located within Seven Dial's Local Shopping Centre.

### Application Proposals

Gail's are seeking planning permission for the following works:

Installation of 2 no. AC condensers, to be placed within the lightwell of the Prestonville Road (eastern elevation)

The installation of air-conditioning condensers are an essential component of any commercial operation. The location of the AC units, at lower floor level with the lightwell, immediately adjacent to the buildings commercial floorspace, has been chosen to ensure that these proposals will have minimal impact on the residential dwellings on the upper floors on buildings to the rear of the site on Dyke Road and Prestonville Road.. Full details of the plants specifications and visuals are included on the submitted plans and plant specification documents.

The accompanying noise report prepared by RBA Acoustics assesses the noise of the plant equipment against base level noise conditions. The report concludes that the noise emissions from the plant are compliant with Brighton's standards and recommends appropriate mitigation measures to ensure this is achieved going forward by the operator. These measures ensure that the installed plant complies with Brighton City Plan (Part 2) Policy DM24, which supports development that can

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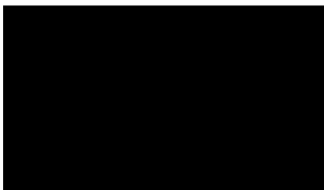
be demonstrated to not give rise nor be subject to material nuisance and/or pollution that would cause unacceptable harm to health, safety, quality of life or amenity.

In support of this application, please find enclosed the following:

- Application Forms
- Application Fee of £578.00
- Site Location Plan
- Existing & Proposed Site Layout
- Existing & Proposed Elevations
- Plant Specification Documents
- Noise Impact Assessment

We trust that the application meets the council's validation requirements, but should you require anything further please do not hesitate in contacting the undersigned.

Yours sincerely,



James Baker

Planner

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London

Enc.