

Flat C, 732 Walmersley Road, Bury, BL9 6RN

I am in receipt of the above planning application and associated documents. I would recommend that the conditions below are attached to any planning permission granted.

1. All cooking fumes shall be exhausted from the building via a suitable extraction and/or filtration system. This shall include discharges at a point not less than one metre above the highest point of the ridge of the building or any such position as may be agreed in writing by the Local Planning Authority prior to the commencement of the development. The extraction/filtration system shall be maintained and operated in accordance with the manufacturer's specifications, details of which shall be submitted to and approved by the Local Planning Authority prior to installation and it shall thereafter be operated effectively during cooking.
2. In order to avoid disamenity to the neighbourhood all food produced on the premises shall be for home delivery only.
3. There shall be no food preparation activities on the premises between the hours 23:00hrs and 10:00hrs.
4. Prior to commencement of the development, the developer shall assess the existing sound insulation provided between the development site, the first floor flat and neighbouring residential premises, for both airborne and impact sound. A report detailing this, and any recommended upgrading of the noise insulation so as to prevent loss of amenity to the adjacent occupiers from activities proposed within the development site, shall be submitted to and approved by the Local Planning Authority. All such recommendations in the approved report shall be undertaken prior to first use of the building.

If you have any queries then please do not hesitate to contact me.

Iain Lingard BSc (Hons).
Environmental Health Officer