Architectural Designers & Chartered Surveyors

Planning Letter

Change of use from retail unit to form drinking establishment / sui generis (pool hall) - (AVA/2022/0835)

Our Ref:	1416
Site Address:	23 – 25 Church Street, Ripley, Derbyshire, DE5 3BU
Document reference:	1416_PL
Document Size:	A4
Date:	August 2024
Issue Status:	Planning Issue
Revision:	-

REVISION NOTES

Rev No:	Author	Date	Issue Comments
A	BN	23/08/2024	Amendments to letter following site visit with Pollution officer

Contents

1.0 Introduction 3
2.0 Conditions not requiring additional information 3
Condition 1 3
Condition 2 3
Condition 3 3
Condition 4 3
Condition 6 3
3.0 Conditions requiring additional information 3
Condition 5 3
Condition 7 4
Condition 8 4
Condition 9 4
Condition 10 4

1.0 Introduction

This document has been prepared to support our application AVA/2023/0953 for the change of use from retail unit to form drinking establishment / sui generis (pool hall) at 23 – 25 Church Street, Ripley.

2.0 Conditions not requiring additional information

The following suggested conditions are viewed as requiring further information at the time of writing, they have however been noted by the application and will be implemented as required:

Condition 1
Condition 2
Condition 3
Condition 4
Condition 6

3.0 Conditions requiring additional information

Please see the following suggested conditions and a summary as to how we proposed to discharge them:

Condition 5

The sound system shall be installed and operated in accordance with the details submitted. When the approved sound system is in use, all doors and windows shall remain closed to minimise noise emissions. With the exception of the approved sound system, no electrically amplified sound or percussion is permitted. There shall be no provision of amplified sound outside the building; for the avoidance of doubt, this includes any speakers located on the outside of the building or directed outwards from windows or doors.

Please refer to the accompanying layout drawings and below photograph, demonstrating the installed sound system.



Condition 7

Customers shall not use the external flat roof and 'rear yard' areas at any time other than for emergency access/egress. An area within the 'Courtyard' as indicated on the drawing titled 'Proposed Layout – Dwg. No. 1416, Sheet No: 112' may be used only as a smoking area, with no drinking permitted, unless otherwise the extent

Please see accompanying drawings for proposed courtyard area. Applicant to note condition.

Condition 8

No externally mounted/ducted plant, machinery or equipment, other than the air conditioning unit described, shall be installed before the Local Planning Authority has approved, in writing, detailed information regarding noise emissions, operating hours and location. If required by the Local Planning Authority, an assessment of noise emissions shall be submitted to, and approved in writing by, the Local Planning Authority and the emission or transmission of sound mitigated in accordance with a scheme to be approved in writing by the Local Planning Authority.

An air conditioning unit has been installed for the premises, the location of this has been indicated on the attached amended drawing and photograph attached below.



Condition 9

The refuse facilities shall be provided in accordance with the details submitted.

Bin storage is to be contained within the rear courtyard, as indicated on the accompanying drawings.

Condition 10

'Equipment to control the emission of fumes and smell, including the level and character of associated noise emissions, from the premises shall be installed. The system shall be appropriate to the nature and quantity of cooking done and sufficient to control the emission of smell and noise from the premises such that the living conditions of nearby premises are not materially affected. This equipment shall be used whenever cooking is taking place and shall be switched off no later than fifteen minutes after the premises are required to close. The

equipment shall be installed, operated and maintained in accordance with the manufacturer's instructions and retained for so long as the use continues. Records documenting the level of maintenance and servicing shall be kept, and available for inspection, for at least the preceding 2 years.

Extraction has been provided on site relative to the level of cooking carried out on site. This level of extraction was agreed upon during a site meeting with Melanie Goodier on 22nd August 2024.

