

Proposed change of use to form hot food takeaway at ground floor with first floor single bedroom flat.

The premises form the first retail unit on the Grimethorpe High St. The unit is currently vacant having been last used as a sweets and food takeaway. It is presumed that the hot food supplied was considered subservient to the main user. Prior to this use the whole of the building was used as a Dental Practice.

The property faces the High Street directly opposite the Acorn Centre. A surfaced car park exists to the rear of the premises with access via New Street. Like many High Streets there are a number of vacant shops with the owner failing to find a new tenant. He now proposes to operate the unit himself providing authentic curries and Indian style hot food from the ground floor.

The unit will not operate late at night closing at 2300 hours and will supply full meals only. It will not sell for example single portions of fries but concentrate on curries.

The owner operator is an experienced curry chef and feels that the Grimethorpe has no specific Indian food specialist. As with all hot food outlets the concept now relies on delivery-based apps. The rear access door will be used for such deliveries. Drivers will park at the rear on the car park and collect from a purpose formed rear delivery collection area with customers only collecting from the main front door. This method we feel will vitalise the immediate frontage but reduce any impact upon road and pedestrian users on the High Street.

The first floor flat will have a new individual side entrance providing over 50 sq. m of accommodation. Building Regulations require the approval of specialist sound test to ensure that the noise from the operations below do not impact upon the tenant.

We respectfully submit that our submission can only benefit the town centre retail appearance. It will provide a retail frontage rather than a boarded dead elevation and benefit the immediate area as well as improve the visual output for car drivers using the busy High Street

Odour and Noise Assessment

Proposed Hot Food Takeaway

36 High Street, Grimethorpe

Introduction

The site is situated at the end of a small parade of shops including the Post Office. The proposed user falls within the category Sui Generis. The report is submitted to assess and demonstrate how the proposed extraction system and day to day management would prevent unacceptable impact upon neighbouring properties.

Site Context

As stated, the unit forms the end premises of a parade of shops. The immediate unit is now vacant as is the current unit. The site is served by a car park at the rear served by a side access road which separates the commercial development from residential properties.

Extraction System Design

An external extraction system is proposed on the side elevation to the rear of the premises. The unit will discharge above the roof line to ensure the proper dispersion of cooking emissions. Key features include

Carbon and Grease traps to reduce odour and airborne grease.

A silenced fan unit to limit mechanical noise.

A high level termination designed and positioned in line with DEFRA'S Guidance on the control of Odour and Noise from commercial kitchen exhaust

Odour Impact Assessment

The proposed system addresses odour control as follows

Utilises multi-stage filtration, including carbon and grease filters to capture odorous particles.

The flue will terminate above the eaves ensuring safe and effective dispersion.

A maintenance schedule will ensure regular filter cleaning and replacement, maintaining ongoing compliance and performance