

Appendix 2 - Summary of applicant's supporting information

Supporting Statement – this document provides an overview of the proposal and the site. It indicates the property has been marketed for over 2 years with, very little interest. The entire property, including the upper floor residential will be in the control of the hot food proprietor. It indicated the proposal is trying to bring £350,000 of investment to Forfar and 30 new jobs as well as upgrading a commercial unit and residential unit in a severe state of disrepair. The proposed ventilation and air handling equipment is sited to the rear of the building to avoid any adverse visual impact on the street scene. In terms of matters raised in the letters of objection, whilst the bins are proposed to be located at the back of the building, the statement suggests this can be achieved without blocking any of the parking spaces. The applicant is also engaging with 45 Castle St to use their service yard as an alternative. If either of these options are not possible smaller bins can be kept inside the shop and brought out for more frequent collections. The statement indicates deliveries are generally made after trade at night but can be flexible, Domino's has 1200 stores across the country in hundreds of locations like this and deliveries are made without disturbing residents. The document states that it is proposed to use the rear access and not Castle Street for deliveries. In relation to parking impacts, the statement indicates that 80% of orders to Domino's Stores are made on-line and this reduces the likely impact of customers driving to the store to place an order. It notes parking is available on Castle Street and the nearby Myre Car Park and there is a wide footway outside directly outside the property. The statement suggests that due to width of the footway in front of the building, a litter bin could be provided in this location without causing an obstruction to pedestrians. It concludes that the opening hours are generally 11am - 11pm 7 days a week.

Noise Impact Assessment – this document assesses operational noise from the proposed development at the nearest noise sensitive receptors. The assessment states that best practice design' (including low-noise fan technology, inline silencer, and insulated heavy gauge external ductwork) is proposed to minimise noise impact from the proposed equipment. It suggests that the maximum noise impact from the development is predicted to be NR17 to NR29 within the closest residential property (1st floor flat directly above the premises, with windows open for ventilation), where the 1st floor flat directly above the premises is also owned by the applicant and may be used as a residence by employees of the hot food business. It suggests the maximum noise impact from the development is predicted to be ~LAeq 31dB at the closest outdoor amenity space (garden areas of flats at 75 Castle Street), where typical target to protect amenity is LAeq 50 (daytime). It states, the predicted noise impact (both inside and outside neighbouring residential properties) is below the NR25, WHO, and BS 8233 guideline values to protect amenity and the proposed development is therefore considered to be compliant with Angus Council's targets to prevent nuisance or loss of amenity. The assessment recommends that to ensure compliance with likely noise limits a ventilation system with equivalent sound emission characteristics to those specified in Section 4.1 of the assessment should be installed; the fan motor unit should be located within the premises; an inline silencer capable of achieving 10dB noise reduction should be installed within the premises, on the fan outlet side of the ductwork; and to optimise protection for rear facing 1st floor windows - all external ductwork should be acoustically insulated, smooth (no 90° bends), heavy 16-gauge stainless or galvanised steel; and fixed to supporting structures by isolated resilient anti-vibration fixings.

Supplementary Noise Information – this document provides further information in response to queries raised by the Environmental Health Service. With regards to noise levels within the nearest sensitive premises which are not under the applicant's control, the submission indicates the office spaces in the adjacent building are both further away from the main noise source (than the residential apartment) and the noise targets for office space are substantially above those for residential dwellings. It states Section 7.3, Table 2 of BS 8223 notes that where privacy is important, and internal design target level of LA,eq 45-50dB is appropriate

for offices, where this is 10dB above the design target for living room areas (~35dB) and 15-20dB above the design target for bedrooms (~30dB). It states the noise impact assessment noted that maximum noise impact from this development was predicted to be NR17 to NR29 (depending on fan choice) within the 1st floor flat directly above the premises (with windows open for ventilation). The information therefore concludes, noise impact at offices in the next building will have NRs below this level (being slightly further away) and substantially below the office target of NR35. It also states that if the AC and chiller unit were relocated to the south gable end wall, this would take them even further away from the 1st floor offices of the former Clydesdale Bank Building.

Odour Risk Assessment – this document provides an assessment of odour nuisance associated with the proposed use. The assessment has derived from criteria outlined by EMAQ, Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems Appendix C. The assessment indicates that the dispersion rate would be moderate (discharging 1M above eaves at 10-15m/s), the proximity of receptors is high (less than 20m from kitchen discharge), the kitchen size is medium (between 30 and 100 covers or medium sized take away), and the cooking type (odour and grease load) is medium (dry baking of pizza), resulting in a very high level of odour control being required.

Extraction System Product Specifications – these documents provide the product and operational specifications of various elements of equipment that are required in the proposed extraction system. The elements include – extract pre-filter, extract odour control, extract fan, canopy filters, extract air intake, fresh air intake, air conditioning and cold room compressor.