

## **APPENDIX 2: SUMMARY OF APPLICANTS SUPPORTING INFORMATION**

### **Bat Survey by Countrywise (04 July 2023):**

- A desk based and dusk emergence survey were carried out at the site.
- The report suggests the building has reasonable potential for bats because of its condition and relatively good surrounding habitat though the coastal location will reduce the potential.
- The survey found no bats emerging from the building at dusk and very little bat activity in the area.
- The surveyor assesses it as having negligible potential for bats and the proposed works will have little impact on the roosting potential of the building.
- No bats were found during the survey and no compensation or mitigation is required.

### **Noise Impact Assessment prepared by CPS Acoustics (31 July 2023):**

- An on-site survey of the acoustic performance of the existing building in its unfurnished state was completed; this included measurements of reverberation time within the building and measurements of the insertion loss of the existing glazing.
- The results of the on-site survey and library noise source data were used to calibrate noise sources in 3D noise prediction software incorporating existing buildings in the immediate vicinity of the site, and the proposed development building.
- Noise predictions from the proposed entertainment sources and fixed plant were completed at the nearest noise sensitive receptors (NSR).
- Noise from the cumulative operation of the kitchen extract and fresh air intake fan will comfortably meet the daytime criterion of NR35 when assessed within the nearest NSRs. Mitigation was deemed as not warranted for these fixed plant items.
- When assessed against the criteria agreed with Angus Council, noise from entertainment sources will marginally exceed the inaudibility criterion of NR15 within the nearest noise sensitive receptor, 8 Church Street. The criterion will be comfortably met at all other remaining receptors when accounting for an open window for ventilation purposes.
- To address the marginal exceedance of the NR15 criterion at 8 Church Street, it is recommended that the two through wall vents on the north facing aspect of the church building be sealed up and alternative vents installed. Alternatively an acoustic through wall vent product that will afford the same sound reduction as the existing glazing could be provided. An example product from the Rytons range of through wall vents has been utilised in the revised noise predictions. With an acoustic through wall vent or with the vents sealed, the NR15 criterion will be met at all assessed receptors.

### **Odour Assessment prepared by SLR Consulting Limited (31 July 2023):**

- An Odour Risk Assessment was undertaken to determine the appropriate odour control requirements to ensure odour impacts at potential sensitive receptors are minimised.
- A review of the existing baseline conditions within the vicinity of the site was undertaken as was a review of potential odour emissions from the proposed kitchen.
- The methodology provided by the EMAQ+ guidance, in conjunction with consideration of receptor sensitivity based upon Institute of Air Quality Management 'guidance on the assessment of odour for planning' indicates the local exhaust ventilation at site represents a 'high' risk for potential odour impacts.
- Therefore, 'high' risk odour impact mitigation, such as; pre-filtration and fine filtration followed by carbon filtration; pre-filter panel, bag filter, high-efficiency particulate absorbing filter and carbon filtration; Electrostatic Precipitator (ESP) and carbon filtration; ESP and counteractant; and ESP and UV/ozone were recommended.

### **Supporting Statement (dated 06 April 2023):-**

- Confirms building is Category B Listed and quotes the list description;
- States the church is now vacant and with declining church rolls and a new church facility within Monifieth, there is no possibility of the church returning to an ecclesiastical use;
- Suggests that given the lack of space around the building there is little likelihood of a residential use being proposed at the site;
- Indicates the site is near Monifieth centre and bus stops on Ferry Road which provide a regular bus service;
- States there is on street parking available in the surrounding streets and car parks in the town centre;
- The use will include a licenced café serving snacks and drinks with cooking only by a microwave, traditional oven, sandwich maker, coffee machine and hob to be used, there is no intention to use a fryer;
- States events will be small scale and any music will not be amplified ensuring no issue of noise for residents;
- The proposed hours of operation are as follows:
  - o Monday- Closed;
  - o Tuesday/Wednesday/Sunday 8-4pm;
  - o Thursday/Friday 8-8pm;
  - o Saturday 8am- 9pm.
- In terms of the proposed alterations, describes the extent of the proposed works to the fabric of the building, stating all works will be undertaken carefully, respecting the fabric of the listed building and all new partitions will be capable of removal if required leaving the original fabric of the building as originally constructed;
- Concludes by considering the proposal against relevant national and development plan policies and opines the proposal will result in the reuse of an important historic asset in central Monifieth, bringing a vacant building back into an active use. The proposed use is small scale and will not have any detrimental impact on the amenity of residents while creating an appropriate use for the former church. The alterations to the fabric of the building have been kept to a minimum and are designed to respect, maintain and enhance the historic character of the building while creating essential spaces such as kitchen and toilets. Therefore the proposal complies with the development plan and as such it is respectfully submitted that the application for listed building consent and planning permission must be approved.

### **Noise Management Plan (submitted on 25/08/23) -**

- Details hours of operation and advises guests will vacate by 15 mins after closing time;
- No amplified music will be permitted;
- Constant staff surveillance will be undertaken with staff politely requesting guests to leave the premises quietly;
- States operators will be sensitive to the needs of neighbours and understand a good relationship with local residents is vital to the running of our business. As such any complaints will be responded to quickly and in a co-operative manner;
- There will be no moving of furniture after 20:00;
- Refuse and recycling will be dealt with throughout the day and not before 10am;
- Patrons will be asked to respect and keep noise down so not to disturb neighbours as they enter and leave. Signs will be posted in the entrance vestibule to reiterate this point;
- Deliveries will be organised during the daytime and will be dealt with quickly and efficiently;
- If a noise complaint is received this will be logged and notified to the Environmental Health Department, thereafter the owner will undertake an assessment of the concerns and work positively with the complainer to resolve the issues.

Various technical information sheets regarding cooking equipment, ventilation and extractors were also submitted and be viewed on [Public Access](#).