

To: Alastair Prince
Assistant Director (Neighbourhoods)
Environment & Street Scene Directorate

From: Ana Ventura
Air Quality Officer – Environmental Health
Commercial and Regulatory Services

Date: **03/03/2021**

Your ref: PL/EPF/2879/20

Our ref: WK/202104568



Epping Forest District Council

Address: Thornwood Filling Station, High Road, Epping,
CM16 6LZ

Proposal: Install plant/machinery as necessary for a small commercial kitchen to produce hot food for takeaway purposes within the existing footprint of the building plus the partial blocking up of an existing external exit on southern elevation.

I refer to your memo that I received on 21st December 2020 regarding the above mentioned premises.

I have reviewed the additional information submitted with regards to this application and have no further objections.

I recommend the following conditions:

1. C41- Foul Drainage – A3 Commercial kitchen Grease trap required

Adequate provision for foul drainage from the kitchen shall be submitted to and approved by the Local Authority. Drains serving the kitchens in the service station shall be fitted with a grease separator, as detailed in the Building Regulations 2000, Approved Document H (Drainage and waste disposal), to comply with prEN 1825-1 and designed in accordance with prEN 1825-2 (Installations for separation of grease) or other effective means of grease removal. The approved drainage shall be retained and maintained while the site is in use.

Reason: To protect the environment, human health, surface and groundwater.

2. Kitchen Extraction

The ventilation/extraction system detailed in the submitted planning application and subsequent revised documents shall be installed in their entirety before the operation of the use hereby permitted. The equipment shall thereafter be maintained in accordance with the manufacturer's instructions for the lifetime of the development and operated at all times when cooking is being carried out.

Reason: To safeguard the appearance of the premises and minimise the impact of cooking smells and odours in accordance with policy DBE9 of the adopted Local Plan 1998 & 2006, policy DM9 of the Local Plan Submission Version 2017, and the NPPF 2019.

Kindest regards,

Ana Ventura
Air Quality Officer

