
From: Michael Richardson <MRichardson@eppingforestdc.gov.uk>
Sent: 30 June 2020 11:16
To: Muhammad Rahman
Cc: App Comment; Graham Courtney; Brian Stalabross; Kiersten Taylor
Subject: EPF/0542/20 - our ref WK202022068

Dear Muhammad

I refer to the above mentioned application, regarding revisions to building 2, which has been brought to my attention via Brian Stalabross, who was notified about the application by a concerned neighbour.

Unfortunately, it would appear that our team were not consulted about this application, and therefore I am making comments regarding the application a bit "last minute", as I understand that the hearing is due for tomorrow (1 July).

Due to the complex planning history for the site, it is difficult to tease out what is being asked, and what has been previously approved. However I believe I have established the essence of this application, and therefore have the following comments to make.

1. Flue from the Ginger Pig. There is no information within the application regarding any impact that the flue from the "Ginger Pig" will have on the residents of the development. Of particular concern is the noise from the flue as it is running up the side of the property, and has a discharge below the height of the penthouse flat. As such, there is a significant risk that the noise and vibration from this flue will affect the residential development, without suitable mitigation measures put in place to minimise this. Therefore, I am unable to support the application, without further information (such as a noise survey) to ensure that the amenity of residents will not be affected by the noise from the flue.
2. Noise from neighbouring commercial premises. Having looked at this (and previous applications) for the site, there has been no mention of the nearby extract flues from neighbouring restaurants, nor the impact of deliveries to nearby commercial properties may have. Again, these may affect the residents of the new development, and I am concerned that this development will add noise sensitive receptors to a potentially noisy location. This will potentially mean that the Council will have to investigate complaints of statutory nuisance, were there was not one before, and may incur extra cost to the current occupiers of the restaurants/commercial properties to mitigate. Such measures may not be possible (due to excessive cost) and therefore the new residents will suffer a significant loss of amenity.

I note that Richard Gardiner made comments in his email to Stephan Solon, dated 06/01/14 regarding EPF/2600/14 regarding noise. I believe that these conditions should still be in place (and assume that they are, due to them being considered by the planning inspectorate), which may allay some of my concerns. However, they do not take into account any noise on the terrace area for the penthouse, which may be affected by the mechanical plant.

In summary, I am unable to support this application, as there is insufficient information concerning the noise climate (both current and predicted future) to ensure that the new residents of the development are not subject to a loss of amenity due to the noise.

Regards

Mike

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