Marie Roseaman

From: [redacted]
Sent: 03 January 2025 09:32
To: Marie Roseaman
Subject: RE: [External] 24/02214/FUL - 17 - 19 Market Square St Neots PE19 2BQ - New shopfront, signage, air conditioning condenser units and extract ducts

Dear Marie

Thank you for your email. I think your EHO has misinterpreted our odour assessment – this is our generic odour impact assessment and is based on the data collected from two existing Greggs' shops in typical high street locations. This data is relevant to all standard Greggs' MVAC installations as we install the same standard equipment in all of our shops and we supply the same food offer across our estate. Please note Table 2:3 on page 9: detailing the requirements for a detailed odour assessment, which clearly demonstrates a detailed odour assessment is not required if pleated carbon filters are installed. We confirm carbon filters are always installed and maintained in Greggs' shops.

TYPE OF FOOD PREPARED

The majority of the food served within our premises is pre-prepared products baked off from frozen. We do not use cooking processes such as deep or shallow frying, grilling, griddling or any other more odorous kitchen processes. The type of foods we bake from frozen are as follows:

1: Selection of frozen savouries
2: Multigrain and white baguettes
3: Croissants
4: Pizza slices
5: Selection of breakfast products inclusive of bacon, this is the only product baked from chilled.

As all of the products, apart from bacon, are cooked from frozen, it should be considered as outlined in the Defra Guidance the cooking type and grease loading is low to moderate.

SERVICING

We routinely maintain our extract system's equipment based on manufacturer's specifications as follows:

1: Baffle Filters

Due to the nature of cooking these are be routinely inspected and cleaned by our in-house maintenance team once every 3 months. If the LA feel these should be cleaned more frequently we can increase the routine maintenance to these filters.

2: Oven Condensers

As part of our routine in-house maintenance schedule, once every 3 months.

3: Pleated filters

As part of our routine in-house maintenance schedule, change once every 6 months.

4: Carbon Filters

As part of our routine in-house maintenance schedule, change once every 6 months.

I trust this addresses your EHO's concerns but please advise if you require further details.

[redacted]

From: [redacted]
Sent: 02 January 2025 15:47
To: [redacted]
Subject: [External] 24/02214/FUL - 17 - 19 Market Square St Neots PE19 2BQ - New shopfront, signage, air conditioning condenser units and extract ducts

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24/02214/FUL - 17 - 19 Market Square St Neots PE19 2BQ - New shopfront, signage, air conditioning condenser units and extract ducts

Good afternoon I am the planning officer for this application. I have received the following message from the council's Environment Health Officer in respect of the above application which requires your attention (in blue):

The submitted odour assessment is for Greggs in Reading and Brackell so we can have no reliance on this report for this proposal in St Neots. Therefore, we do not recommend approval of this proposal until a site specific odour assessment has been undertaken.

Please may you provide an updated odour assessment as soon as you are able. Given this will require a formal reconsultation, there may be a delay in determining this application while I await comments from the EH officer. Should I not hear from you I will have no choice but to refuse the application should you not respond by 10th February 2025.

Kind regards
Marie

Marie Roseaman
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Corporate Delivery
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Please visit the Planning Pages of our website at http://www.huntingdonshire.gov.uk/planning for all planning related enquiries, including full details of the pre-application services we are providing.

Any comments represent the informal opinion of an officer of Huntingdonshire District Council. These comments are made without prejudice to any eventual determination through the planning process.

Huntingdonshire DISTRICT COUNCIL

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