

Environmental Control and Protection - Planning Consultation Response

To:	Planning Officer: Lucie Turner
From:	Environmental Health Officer: Damaris Broad
Date:	12/03/2026
Planning Application Reference:	PL/2026/00168
Environmental Health Reference:	C-1561127
Description of Proposal:	Change of use of Hazelbury Manor (Grade I listed), Dower House (Grade I listed) and The Granary (Grade II listed) from mixed used, residential (C3) and agricultural, to hotel use (C1) with ancillary parking.
Address:	Hazelbury Manor, Bradford Road, Hawthorn, Corsham
Site Visited:	N/a
Recommendation:	Conditions

Comments:

Amenity (Including noise, lighting, odour, smoke.) It appears that there may be dwellings in the vicinity of the Manor, and I would therefore recommend conditions relating to noise and odour from any commercial kitchen extraction, and noise from any plant servicing the development.

It is unclear whether there will be any regular weddings or functions at the hotel, if there are to be, please could the applicant provide details on the number, size and scale of the events. An indication on where they would be hosted. It could be that further information is required in the form of a noise report.

Air Quality

Contaminated Land

Other Matters (Including drainage provision, food safety, health and safety, licensing.)

Conditions

Noise from kitchen extract and mechanical plant

An assessment of the acoustic impact arising from the operation of the kitchen extraction and any service plant associated with the use shall be undertaken in accordance with BS4142:2014 +A1:2019. Background levels are to be taken as a LA90 1 hour and the ambient noise levels shall be expressed as an LAeq 1 hour during the daytime [07:00- - 23:00] and shall be expressed as an LA90 and LAeq 15 minutes during the night [23:00 – 07:00] at the boundary of the nearest residential noise-sensitive receptor.

The assessment shall be submitted to the Local Planning Authority together with a scheme of attenuation measures to demonstrate that a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location can be achieved. The attenuation scheme shall be implemented in full prior to occupation of the development and thereafter be permanently retained.

Odour from kitchen ventilation

The use hereby permitted shall not operate until a scheme containing full details of arrangements for internal air extraction, odour control and discharge to atmosphere from cooking operations, including the location and appearance of any external ducting and flues, has been submitted to and approved in writing by the Local Planning Authority. The scheme must include full technical details and a risk assessment in accordance with Appendix 2 and 3 respectively of the EMAQ “Control of odour and noise from commercial kitchen exhaust systems” Guidance (Gibson, 2018).

The works detailed in the approved scheme 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: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.