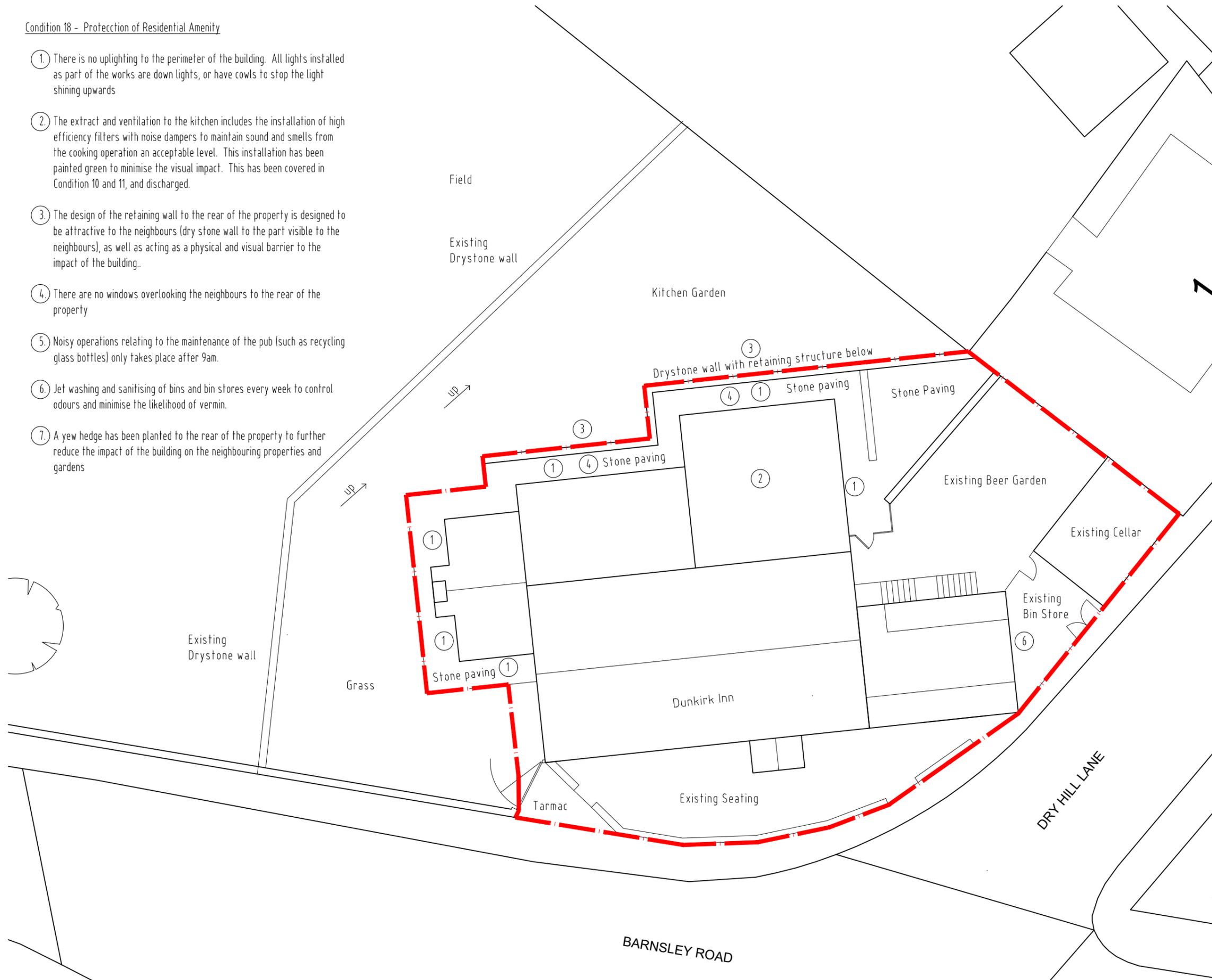


Condition 18 - Protection of Residential Amenity

1. There is no uplighting to the perimeter of the building. All lights installed as part of the works are down lights, or have cowls to stop the light shining upwards
2. The extract and ventilation to the kitchen includes the installation of high efficiency filters with noise dampers to maintain sound and smells from the cooking operation an acceptable level. This installation has been painted green to minimise the visual impact. This has been covered in Condition 10 and 11, and discharged.
3. The design of the retaining wall to the rear of the property is designed to be attractive to the neighbours (dry stone wall to the part visible to the neighbours), as well as acting as a physical and visual barrier to the impact of the building..
4. There are no windows overlooking the neighbours to the rear of the property
5. Noisy operations relating to the maintenance of the pub (such as recycling glass bottles) only takes place after 9am.
6. Jet washing and sanitising of bins and bin stores every week to control odours and minimise the likelihood of vermin.
7. A yew hedge has been planted to the rear of the property to further reduce the impact of the building on the neighbouring properties and gardens



Drawing DC02
 External Landscaping Works and Residential
 Amenity Protection Measures
 at
 The Dunkirk Inn, 231 Barnsley Road, HD8 8TX