

**Consultation Response from: KC Environmental Health (Pollution & Noise Control)**
**2026/91170 - Modern Mortgages, 16, Branch Road, Batley, WF17 5RY**
**Discharge of details reserved by conditions 5 (Noise Management Plan) and 7 (drainage) on previous permission 2026/90051 for change of use from retail unit (Class E) to hot food takeaway (sui generis) and installation of extract and ventilation equipment (within a Conservation Area)**
**Date Responded:**
**Wednesday, 03 June 2026**
**Responding Officer:**
**HK**
**Responding Ref:**
**WK/202614987**

Thank you for consulting Environmental Health on the above discharge of conditions application. Our response relates to the following conditions, which state:

5. Before the development is brought into use, a Noise Management Plan shall be submitted to and approved in writing, by the Local Planning Authority. The plan shall detail the measures that will be taken to effectively control noise arising at the premises from all likely noise sources so that it does not have an adverse impact on nearby residents. The plan shall include a scheme to deal with noise from, but not limited to:

- music and/or other amplified sound at the premises
- loud voices from customers at the premises including those at outside areas (inc. smoking shelters) and those leaving the premises
- disposal of glass bottles and removal of waste from the premises
- outdoor equipment such as chillers, and air conditioning plant
- deliveries of supplies to the premises

The approved Noise Management Plan shall be fully implemented before use commences and operated in accordance with the approved plan thereafter.

7. Development shall not commence until a scheme to prevent fats, oils, and grease entering the drainage network serving commercial food preparation and dish-washing areas has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented prior to first operation of the development and shall be retained throughout the lifetime of the development.

### **Comments**

The applicant has submitted the following in support of this application:

1. An unreferenced covering letter prepared by Planning by Design
2. An unreferenced Noise Management Plan for "TWO MEN's KITCHEN", and
3. An unreferenced Grease Management Plan for "TWO MEN's KITCHEN", and
4. An unreferenced letter from Grease Guru, dated 23<sup>rd</sup> April 2026.

The submitted Noise & Grease Management Plans inform of the applicant's intent to "*demonstrates our commitment to responsible operation and compliance with local authority expectations*".

The submitted Noise Management Plan for "TWO MEN's KITCHEN" is accepted and satisfies the requirements of condition 5, which may be discharged. The Noise Management Plan should remain a dynamic document that is reviewed regularly as and when changes within the business occur, or following complaint investigations to ensure that the business responds

to its environment and continues its *“commitment to responsible operation and compliance with local authority expectations”*.

Environmental Health accept the Grease Management Plan for “TWO MEN’s KITCHEN”, and the letter from Grease Guru, dated 23<sup>rd</sup> April 2026, however, no further information has been supplied by the applicant to confirm the actual system that is to be installed to *“prevent fats, oils, and grease entering the drainage network serving commercial food preparation and dish-washing areas”*. The condition requires that a system shall be installed and retained throughout the lifetime of the development. The applicant will need to confirm that a system has been installed – and ensure that the system is maintained and operational at all times.

### **Recommendation**

The submitted Noise Management Plan for “TWO MEN’s KITCHEN” is accepted and satisfies the requirements of condition 5, which may be discharged.

Condition 7 must remain until such time that written evidence has been supplied confirming that a system has been installed that *“prevent fats, oils, and grease entering the drainage network serving commercial food preparation and dish-washing areas”*.