Ventilation and Emissions Management Statement

Prepared for planning submission

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Ground floor and associated application land only. The first floor is excluded.

1 Purpose and development scope

This statement supports the ground-floor motorcycle sales, hire, servicing, repair and Class 1 and Class 2 MOT use. It defines source controls and the ventilation performance required for indoor working. The first floor is excluded. No new external plant, flue, duct, roof penetration or alteration to the elevations is proposed on drawing 26_174_03.

Sources and controls

Potential emissions arise from necessary engine running during movement, diagnostics and testing, arriving and departing motorcycles, and service products. Engines will be stopped when they are not needed. There will be no stationary outdoor testing, tuning demonstrations or unnecessary revving. Spray painting, body refinishing, fuel retailing and outdoor washing are outside the proposal.

The four service positions and single MOT position are the only workshop motorcycle positions. Engine testing will be sequenced to suit the available exhaust capture and ventilation capacity. A motorcycle will not be run merely because a ramp or test position is available.

Exhaust capture and ventilation

Necessary stationary engine running will take place only with suitable local exhaust capture and adequate replacement air. Capture equipment will suit the motorcycle and exhaust configuration. It will prevent exhaust accumulating in the workshop or passing into reception, storage, adjoining accommodation or the excluded first floor. Uncontrolled discharge through open workshop doors is not the proposed ventilation strategy.

The ventilation installation and work sequence will be commissioned before engine testing begins. If adequate capture and ventilation cannot be achieved within the consented building arrangement, engine testing will not begin until an acceptable separately approved solution is available. This statement does not authorise an external installation absent from the drawings.

2 Amenity commissioning and management

Noise and neighbouring occupiers

Ventilation will allow workshop doors to remain closed during noisy work, apart from necessary passage. Fans, compressors and other powered equipment will be maintained and isolated as necessary to avoid transmission to other occupiers. No discharge will be directed towards neighbouring doors, windows, air intakes or shared pedestrian areas. Workplace air safety and neighbouring amenity will be addressed together.

Products spills and waste

Service products will be kept in closed compatible containers, with liquids suitably contained. Staff will use the minimum quantity needed, close containers after use and follow product handling instructions. Oily materials and waste fluids will be segregated and collected by suitable contractors. No contaminated water, oil or detergent will enter surface-water drains or the ground.

Commissioning and records

A competent installer will establish the operating capacity and limitations of the exhaust capture and ventilation arrangement, check capture effectiveness and replacement air, and provide maintenance instructions. The director will retain commissioning and maintenance records, train staff and stop affected engine-running activities if equipment fails. Inspections will include flexible hoses, connections, capture position, filters where fitted and equipment noise or vibration.

Planning assessment

The proposal reuses existing commercial accommodation without new floorspace, external plant or outdoor workshop operations. Five staff, four service positions, one motorcycle MOT position and controlled bookings define its scale. Source capture, restricted engine running and maintenance address the principal emissions mechanisms. This statement supports that defined scheme; it is not a dispersion model or a specification for unshown external equipment.

Any subsequent external ventilation installation requires drawings of its position and discharge, relevant equipment and acoustic data, and any necessary planning approval before installation. These requirements do not enlarge the present application. The Operational and Environmental Management Plan applies throughout occupation.