

From: Phil Angora <phil@frowsbury.com>
Sent: 30 May 2025 06:25:19 UTC+01:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Cc: "planninginvestigations" <planninginvestigations@midsussex.gov.uk>
Subject: RE: DM/25/0898 - SHELL BURGESS HILL, SERVICE STATION, 173 LONDON ROAD, BURGESS HILL
Attachments: Prets Burgess Hill Kitchen Extract Specifiaction - MFG.pdf, Pret Burgess hill.pdf, ON100 - Purified Air.pdf

Hi Joanne,

Please see attached revised information from JJR following your email yesterday.

Rgds,

Phil Angora – Project Manager



Office 3, Stronsay Business Centre, Tilford Road, Hindhead, GU26 6UG
M: 07949 812719
E: phil@frowsbury.com
W: www.frowsbury.com



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From: Joanne Fisher <joanne.fisher@midsussex.gov.uk>
Sent: 29 May 2025 14:10
To: Phil Angora <phil@frowsbury.com>
Cc: planninginvestigations <planninginvestigations@midsussex.gov.uk>
Subject: RE: DM/25/0898 - SHELL BURGESS HILL, SERVICE STATION, 173 LONDON ROAD, BURGESS HILL

Hi Phil,

Further to your email yesterday concerning the kitchen extract specification document dated May 2025, this appears to have previously been submitted and considered by the Councils Environmental Protection Officer and does not appear to provide any additional information. This is the same document which still states under grease and odour: See RA [Risk Assessment] supplied by Purified air.

I appreciate the JJR document say odour risks will be low, and typically odour control is not needed but, simultaneously, it then says that grease and odour control will be in line with the Purified air risk assessment.

As such we are still in a position where what is proposed for odour control does not meet your own risk assessment, which you are referring to in the submitted documents.

Therefore, the condition is currently unable to be discharged, and I would refer you to my previous comments of the 22nd May as well as that above.

I look forward to hearing from you in respect of the above.

Kind regards

Joanne

Joanne Fisher BSc (Hons), MATP, MRTPI
Team Leader Applications
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From: Phil Angora <phil@frowsbury.com>

Sent: 28 May 2025 17:19

To: Joanne Fisher <joanne.fisher@midsussex.gov.uk>

Cc: planninginvestigations <planninginvestigations@midsussex.gov.uk>

Subject: FW: DM/25/0898 - SHELL BURGESS HILL, SERVICE STATION, 173 LONDON ROAD, BURGESS HILL

Hi Joanne,

Please see email below and attached as requested.

Rgds,

Phil Angora – Project Manager



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From: Phil Angora

Sent: 23 May 2025 06:31

To: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>

Subject: RE: DM/25/0898 - SHELL BURGESS HILL, SERVICE STATION, 173 LONDON ROAD, BURGESS HILL

Morning Joanne,

Please see attached document from JJR. This should now enable you to clear condition 9

Rgds,

Phil Angora – Project Manager



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From: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>

Sent: 22 May 2025 17:37

To: Phil Angora <phil@frowsbury.com>

Subject: RE: DM/25/0898 - SHELL BURGESS HILL, SERVICE STATION, 173 LONDON ROAD, BURGESS HILL

Hi Phil,

The Council's Environmental Health Officer has come back to me in respect of condition 9 and your email this morning where you advised that your consultant JJR is satisfied with the design.

They have requested the following:

'who are JJR, and what are the expertise in odour mitigation? Are they saying the original design is acceptable or the new design?

The original odour consultation document was undertaken by Purified Air who specialise in commercial kitchen odour control & filtration.

My understanding is that an ON 100 Odour Control Unit requires pre-filtration to remove particulates before it can effectively neutralize odours. If particulates are not removed, they can interfere with the ionisation process and potentially clog the system. One way of removing these particles prior to the ON 100 Odour Control Unit is via an ESP unit.

If the ON 100 Odour Control Unit is to be used alone, confirmation from a consultant who specialises in kitchen odour control is needed, to show it will be adequate.'

I would be grateful if you could clarify the above.

I look forward to hearing from you.

Kind regards

Joanne

Joanne Fisher BSc (Hons), MATP, MRTPI
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From: Phil Angora <phil@frowsbury.com>

Sent: 22 May 2025 08:50

To: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>

Subject: RE: DM/25/0898 - SHELL BURGESS HILL, SERVICE STATION, 173 LONDON ROAD, BURGESS HILL

Morning Joanne,

I have been liaising with our consultant JJR on this, they are satisfied with their design. They install all Pret Ventilation systems throughout the Motor Fuel Group estate.

Regarding Condition 3 please see attached from the Principal Contractor.

Rgds,

Phil Angora – Project Manager



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From: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>

Sent: 21 May 2025 16:27

To: Phil Angora <phil@frowsbury.com>

Subject: RE: DM/25/0898 - SHELL BURGESS HILL, SERVICE STATION, 173 LONDON ROAD, BURGESS HILL

Dear Phil,

Further to your email yesterday in respect of condition 9, the information you submitted suggests the proposed system was for Prett and is attached for ease of reference.

On page 3, under "The System" it says that particulates will be removed by an ESP unit before the gaseous phase is treated by the ON 100 Odour Control Unit.

If the system is now changing, is your consultant satisfied it will still be adequate?

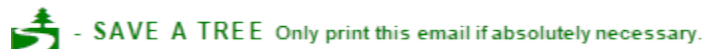
I look forward to hearing from you in respect of the above.

Kind regards

Joanne

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From: Phil Angora <phil@frowsbury.com>
Sent: 20 May 2025 21:03
To: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>
Subject: RE: DM/25/0898 - SHELL BURGESS HILL, SERVICE STATION, 173 LONDON ROAD, BURGESS HILL

Hi Joanne,

Pret does not require a ESP Control Unit. Originally the site was planned to be a Burger King which does require a ESP Unit. This is probably what is causing the confusion.

Rgds,

Phil Angora – Project Manager



Office 3, Stronsay Business Centre, Tilford Road, Hindhead, GU26 6UG
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From: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>

Sent: 20 May 2025 10:22

To: Phil Angora <phil@frowsbury.com>

Subject: DM/25/0898 - SHELL BURGESS HILL, SERVICE STATION, 173 LONDON ROAD, BURGESS HILL

Hi Phil,

Further to my email yesterday, I have heard from the Council's Environmental Protection Officer in respect of the additional information concerning condition 9. Their comments are set out below:

'I have reviewed the new plan you have sent through for the extract that will vent through the wall.

I note it seems to only show an ON 100 Odour Control Unit in terms of mitigation.

The previous documentation seems to suggest that an additional control would be needed prior to this, such as an ESP particulate control unit.

Is a prior control being installed, and if so what, and if not, has it been confirmed that the current suggested control will be sufficient.'

I would be grateful if you could clarify this and if necessary, provide additional information.

I look forward to receiving this from you as soon as possible so I can continue to consider the condition details submitted.

Kind regards

Joanne

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