

From: Chris Stanworth
Subject: Planning Consultation 17NP0004 - Twice Brewed Inn (Email 2 of 6)
Date: 09 March 2017 15:35:00

From: Reuben Straker
Sent: 09 March 2017 09:33
To: Chris Stanworth
Cc: 'Jane - Dinsdale Associates'
Subject: RE: 17NP0004 Twice Brewed Planning Conditions

Firstly I apologise for the contents of this letter but I need to let off some steam

This is just ridiculous

I know you guys have 8 weeks to sort things but to take 7 WEEKS to come back with a 7 line reply is just pathetic

We are wanting to build this brewery to

SAFEGUARD EXISTING JOBS
CREATE NEW JOBS

Pretty important I would say in such a remote rural area

So perhaps you can understand my grievance at such feet dragging. The whole operation is being jeopardised by such delays. We are about to enter the Tourist season. An ABSOLUTELY VITAL time for our business and we need to get this building finished

A few comparables

Stubrew – in the heart of Newcastle IMMEDIATELY adjacent to offices and accommodation do NOT have a filtration process. They brew twice a week
Flashhouse Brewery (North Shields) bang next to other businesses have only a simple ventilation process such as that which we have proposed. They brew at least three times a week
Parker Brewery in Lancashire have private housing within 100 metres and have the same process we proposed. They brew at least twice a week

I could go on

We are not a Carlsberg style operation. Ours is a microbrewery. The name gives a hint as to the output. Our brewer and supplier say there will be 80 litres of steam per brew (one hour time scale) three times a week. So that is an operation that will emit MINIMAL odours for 3 HOURS per week. And with the vent flu going above the eaves at a height in excess of 3 metres the odours will be dissipated further in a remote and exposed location.

Our Brewer and Supplier believe Gill's request to be totally out of proportion. This is NOT a big Brewery or a Commercial kitchen. In the countryside Farmers spread muck, people have

bonfires etc etc. There are far more obnoxious odours than a brewery emitting for 3 miserly hours per week

I am loathe to go down this route but we have got a quote (£700 plus installation) for a carbon filter and separately for a condensor unit which our brew supplier can install at a cost of £500 which they and our brewer contend is a complete overkill and a waste of money – life in the commercial world is tough enough already. Might she be able to reply to this quickly? After all it should satisfy her demands.

With regard to the lighting I am looking at alternatives. It may well be that we come back to using the lighting units we have discussed but if there is a better solution I need to explore that. I am concerned at the prospect of people tripping up due to bad light and having a claim on us. So can we leave this at the moment? That condition does not stop us building the brewery, I think I am correct in saying, but please confirm, it just has to be agreed before any lighting is installed

You ask for a time extension of a month to resolve this issue. It has taken 7 weeks to say nothing positive. How can you be sure it will be addressed in another month? We are offering a solution at an unnecessary cost to ourselves and surely Gill could give us an opinion today / tomorrow and then there would be no need for an extension? If she cannot then I refer to my earlier point. I am also trying to understand who signs this off. I assume that the immediate panic request for an extension is because your Boss is going away. If he is away does everything go on hold and if so how long is he away for? Of course if an extension is absolutely necessary then so be it but I must say I feel incredibly depressed and worn down by this whole process which has been a struggle from day 1. If I had known it was going to be like this I would not have bothered to either buy the Pub or go through this tortuous process and as a result let a lot of employees down in the process

Email [REDACTED]
[REDACTED]
Fax Number [REDACTED]
Mobile Number [REDACTED]

From: Chris Stanworth
To: [REDACTED]
Subject: Planning Consultation 17NP0004 - Twice Brewed Inn (Email 3 of 6)
Date: 09 March 2017 15:35:00
Attachments: [REDACTED]

From: Reuben Straker [REDACTED]
Sent: 09 March 2017 09:57
To: Chris Stanworth
Subject: FW: Odour Control

More information from our brewer vindicating our opinion that odour control is totally unnecessary

Email : [REDACTED]
Telephone Number [REDACTED]
Fax Number [REDACTED]
Mobile Number [REDACTED]

Morning Reuben

Increasing flue height without the need for odour control systems

I attach a case study from a London-based brewery which had an air-dispersal rate study undertaken as a condition of their planning - and a flue height of up to 5metres above ground level was advised for effective dispersal. This was without any kind of odour control system in place - just relying on the flue for effective dispersal (a more cost effective solution I'm sure). Just as a comparison - they had residential properties within 20metres of the brewhouse.

As we are trying to balance visual impact with odour impact - what is the highest flue we can install without being able to see it from the road-side? From the drawings I have (the external architectural plans I have are not to scale), it looks like approximately 4m height for the building. Could we commit to raising the level of the flue to the height of the roof as a compensatory measure?

Seeing as we are not in a residential area like that brewery in the case study, and there is at least 80metres to the nearest property, and windspeeds are an average of 10.23 knots, (Ref: Spadeadam Climate data attached - nearest weather station) we are not exactly in a sheltered spot - air flow is steady and open around the brewery site. The small amount of wort steam expelled by our flue (max 80 litres of steam per brewday) will be dispersed effectively into the atmosphere without odour impact on the neighbouring property.

Hope this helps

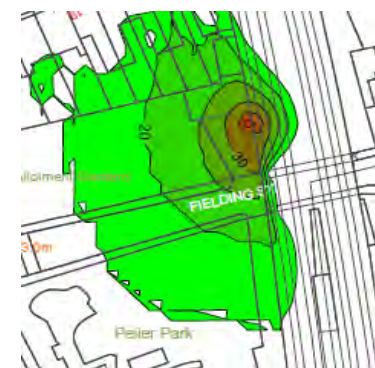
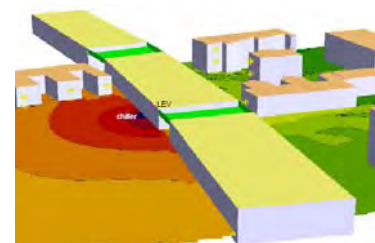
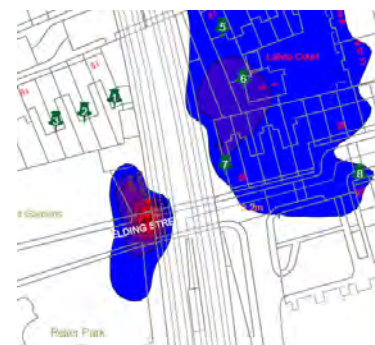
Kindest,
Red

Noise and Odour from Micro-Brewing

The Airshed was appointed by Orbit Brewing Ltd to conduct an environmental noise and odour impact assessment for a new micro-brewing project to be located under railway arches in Southwark London. The small scale facility has a single brewing kettle with an exhaust terminating below the railway parapet which could potentially operate several times per week, during normal daytime hours. The local planning authority had required further details on the methods proposed to control noise and odour from the operations.

Airshed used ADMS 5, an atmospheric dispersion model, to predict the pattern of odour likely to be released from the brewing kettle to help inform the optimal location and efflux velocity for the kettle flue. The model was used to predict indicative odour concentrations at the nearest residential areas for a range of flue locations, stack heights and efflux velocities. This exercise concluded that odour would reduce by more than a factor of 2 if the release height was increased from 2m to 5m above local ground level. The model predictions were used to help inform the optimal height for the flue.

The nearest residential properties are within 20m of the premises. Airshed used SoundPlan 7.3, a computer based noise prediction model, to determine the noise from the chiller unit at the brewery. This exercise concluded that the unit proposed by the brewery would be < 20 dBA at the nearest dwellings and thus would be highly unlikely to cause any loss of amenity or sleep disturbance.



Spadeadam climate

[Climate station map](#)
[Averages maps](#)
[Averages table](#)
[Averages graphs](#)
[Location comparison](#)

Spadeadam (Nearest climate station to Spadeadam)

Climate period: 1981-2010

Month	Max. temp (°C)	Min. temp (°C)	Days of air frost (days)	Sunshine (hours)	Rainfall (mm)	Days of rainfall \geq 1 mm (days)	Monthly mean wind speed at 10m (knots)
Jan	4.6	-0.2	14.3	n/a	117.6	17.4	11.2
Feb	4.8	-0.5	14.6	n/a	92.2	12.5	11.0
Mar	6.9	0.8	11.1	n/a	94.6	15.1	10.9
Apr	9.8	2.0	7.3	n/a	75.9	13.2	9.2
May	13.4	4.6	2.2	n/a	76.7	12.8	9.3
Jun	15.7	7.6	0.1	n/a	95.5	13.7	8.7
Jul	17.8	9.7	0.0	n/a	102.5	13.6	8.0
Aug	17.3	9.5	0.0	n/a	116.2	15.2	7.9
Sep	14.7	7.6	0.4	n/a	107.7	12.5	8.6
Oct	11.0	4.9	2.6	n/a	130.6	17.7	9.5
Nov	7.2	2.2	7.6	n/a	118.0	17.1	9.6
Dec	4.9	-0.1	14.0	n/a	125.4	16.5	9.5
Annual	10.7	4.0	74.0	n/a	1252.8	177.2	9.4

Averages are available for official Met Office stations only.

All values are given to one decimal place. For 'Days of' elements, 0.1 equates to one day every ten years, 0.5 to one day every two years, 2.5 to five days every two years, and so on.

Please note that units of measurement shown may not reflect those chosen in customise settings e.g. Temperature is given in °C.

Sunshine and wind averages are not available for all stations.

[More about analysis methods](#)

[Regions map key](#)

[Districts map key](#)

Spadeadam site information:

Location: 55.050, -2.553

Altitude: 285.0 m above mean sea level

Spadeadam site information:

Location: 55.050, -2.553

Altitude: 285.0 m above mean sea level

Distance: 0.0 km from Spadeadam

[Climate station map](#)

The climate station map shows around 300 stations across the UK for which 1981-2010 averages are available. By clicking on one of the sites you will be taken to the table of available data.

Averages maps

These maps enable you to view maps of monthly, seasonal and annual averages for the UK or your selected region. The analyses are based on 1 km grid-point data sets which are derived from station data. UK maps are available for the averaging periods 1961-1990, 1971-2000 and 1981-2010. Regional maps are only available for the period 1971-2000.



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From: Chris Stanworth
To: [REDACTED]
Subject: Planning Consultation 17NP0004 - Twice Brewed Inn (Email 4 of 6)
Date: 09 March 2017 15:35:00
Attachments: [REDACTED]

From: Reuben Straker [REDACTED]
Sent: 09 March 2017 09:58
To: Chris Stanworth
Subject: FW: no subject

This quote is in the um of £750

Money down the drain !

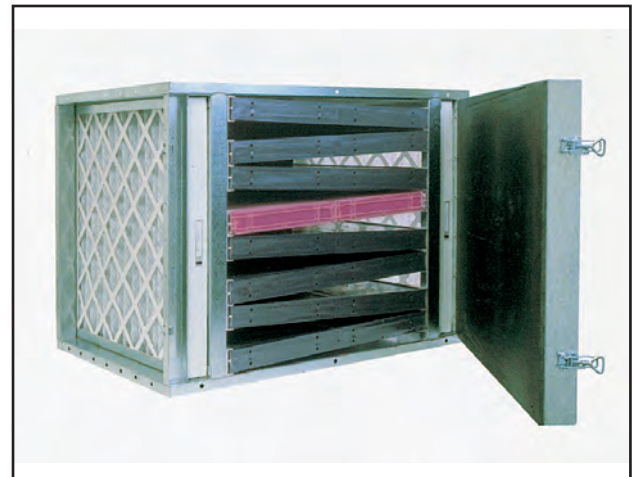
Email : [REDACTED]
Telephone [REDACTED]
Fax Number [REDACTED]
[REDACTED]

Swiftpack® Range - Side Access Activated Carbon Filter Modules For Ducted Systems

Introduction

The **AAC Swiftpack®** activated carbon filter modules are designed for installation into either new or existing ducted systems. The units are compact, extremely robust and easy to install with flanges fitted at either end.

These low cost, high quality modules are suitable for a wide variety of applications, and are available in both 316 stainless steel and galvanised mild steel.



AAC Swiftpack® unit and filters

Standard Fittings Include:

- Hinged side access doors complete with toggle fasteners
- Panel type pre and after filters
- Flanges at either end
- Name and data plate
- A complete set of PR range filters filled with either standard or Impregnated activated carbon or other media as appropriate

Features & Benefits

- Incorporates the **AAC PR™** plastic refillable type carbon filter trays
- Pre and after filtration capability
- Hinged or removable side access door/panel
- Air tight, brush pile seals on filter slides to prevent air by pass
- Modular configurations for larger units
- CNC production methods provide high quality & uniform product construction
- CNC punched hole flanges for accurate ductwork connection

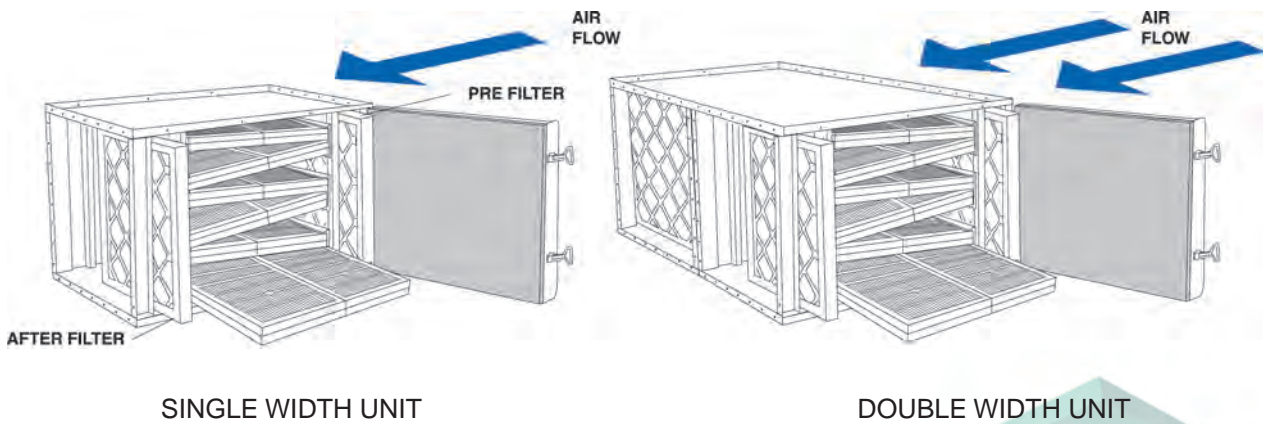


AAC Swiftpack® unit and filters

Address: AAC Eurovent Ltd, AAC House, Unit K Maybrook Industrial Estate, Maybrook Road, Brownhills, West Midlands WS8 7DG. UK.
Tel: 08444 77 4884 **Fax:** 08444 77 4797 **International Callers Tel:** +44 (0) 1543 379823
Email: sales@aacurovent.co.uk **Website:** www.aacurovent.co.uk

Volume flowrate (m ³ /s)	Internal unit height (mm)			Internal unit width (mm)	Length (mm)
	Dwell time 0.1s	Dwell time 0.2s	Dwell time 0.3s		
0.25	375	375	375	560	850
0.50	375	600	600	560	850
1.00	600	1000	1375	560	850
1.50	600	1000	1000	1170	850
2.00	600	1000	1375	1170	850
2.50	1000	1375	1600	1170	850
3.00	600	1000	1375	1780	850
4.00	1000	1200	1600	1780	850
5.00	1000	1375	2000	1780	850
6.00	1000	1375	2000	2390	850

Where site conditions dictate, variations to the above configurations can be easily made in most cases to enable a suitable filter to be sized for a higher volume flowrate. Should this be the case contact our Technical Sales team for further details.



SINGLE WIDTH UNIT

DOUBLE WIDTH UNIT

Address: AAC Eurovent Ltd, AAC House, Unit K Maybrook Industrial Estate, Maybrook Road, Brownhills, West Midlands WS8 7DG. UK.
Tel: 08444 77 4884 **Fax:** 08444 77 4797 **International Callers Tel:** +44 (0) 1543 379823
Email: sales@aacurovent.co.uk **Website:** www.aaceurovent.co.uk



Our Ref: E14459/CJJ

Twice Brewed Brewery

9th March 2017

FOR THE ATTENTION OF: REUBEN

AAC Eurovent Ltd,
AAC House,
Unit K, Maybrook Industrial Estate,
Maybrook Road,
Brownhills,
West Midlands
WS8 7DG
United Kingdom
email: sales@aaceurovent.co.uk
Website: www.aaceurovent.co.uk
Tel: 08444 77 4884
Fax: 08444 77 4797
Registered in London No. 1441143

Dear Reuben,

RE: AAC SWIFTPACK® ACTIVATED CARBON FILTER DEEP BED FILTER

Further to our recent telephone conversation we are pleased to be able to provide you with a quotation/options for the supply and delivery of 1No. Activated Carbon Filter Unit to assist in the removal of odours from brewing process.

The benefits of purchasing an AAC **Swiftpack**® system are as follows:-

- Relatively low initial cost
- Plastic Refillable filter system - Low Replacement cost
- AAC **COLOURCELL**® Filter system
- Hinged Access Door
- Lockable door catches

Q U O T A T I O N

Our price to supply and deliver (Mainland UK) 1 No. Unit is:- **£750.00 + VAT.**

(Seven Hundred and Fifty Pounds)

The above price includes for 1 N° **COLOURCELL®** to be installed within the unit. This is a simple and easy indication to the condition of the media. Please see attached sheet for details.

TECHNICAL INFORMATION

Model reference	:	AAC Swiftpack® DBF
Housing dimensions	:	610mm W
A manufacturing drawing can be provided upon request		425mm H 850mm Long
Housing material	:	Galvanised mild steel
Volume flowrate	:	240l/s
Number of 'A' trays	:	5-off double plastic refillable
Carbon filter bed depth	:	50mm
Media type	:	NFX/SP
Dwell time	:	0.25 seconds
Prefiltration grade	:	G4 pleated panel

Post filtration grade : G4 pleated panel

Pressure drop : 175Pa

Weight of unit : 100Kg approx.

Access to filters : Side access

Availability - 1-2 weeks from receipt of official order.

EXCLUSIONS

- (1) Off loading on delivery - by others.
- (2) Installation of unit.0
- (3) Provision of any fan.
- (4) Weatherproofing/thermal insulation/cladding (Additional price on request).
- (5) Any ductwork/transformation pieces etc. - by others.

Please Note: The filter panels proposed are manufactured from high impact styrene material capable of withstanding temperatures of upto 70°C.

However, should it be found that temperatures may rise above this AAC are able to offer alternative filter cells manufactured from Makrilon material which are capable of handling temperatures of upto 120°C (Additional Price Available Upon Request)

I hope the above meets with your requirements however, should you require any further information please do not hesitate to contact me.

Assuring you of our close and prompt attention at all times.

Yours sincerely,

AAC EUROVENT LIMITED

Christine Jackson.

From: Chris Stanworth
To: [REDACTED]
Subject: Planning Consultation 17NP0004 - Twice Brewed Inn (Email 5 of 6)
Date: 09 March 2017 15:35:00

From: Reuben Straker [REDACTED]
Sent: 09 March 2017 10:15
To: Chris Stanworth
Subject:

Another comparable for you

The Heskett Newmarket brewery near Wigton attached to The Old Crown Inn (a pub favoured by Prince Charles no less) is a 10 barrel brewery – twice our size

They brew every day

The nearest houses are 10 / 15 metres away

They do NOT have any odour control system

Email : [REDACTED]
Telephone Number [REDACTED]
Fax Number [REDACTED]
Mobile Number [REDACTED]

From: Chris Stanworth
To: [REDACTED]
Subject: Planning Consultation 17NP0004 - Twice Brewed Inn (Email 6 of 6)
Date: 09 March 2017 15:35:00

From: Reuben Straker [REDACTED]
Sent: 09 March 2017 13:38
To: Chris Stanworth
Subject: RE: 17NP0004 Twice Brewed Planning Conditions

Yes you are right – too many figures going around

We will brew three days a week

Email [REDACTED]
Telephone Number [REDACTED]
Fax Number [REDACTED]
Mobile Number [REDACTED]

From: Chris Stanworth [REDACTED]
Sent: 09 March 2017 12:41
To: Reuben Straker <[REDACTED]>
Subject: RE: 17NP0004 Twice Brewed Planning Conditions

Can I just clarify whether brewing would be expected to be 3 hours per day, or 3 hours per week? (your previous email stated 3 hours per week, but you have said per day below)

From: Reuben Straker [REDACTED]
Sent: 09 March 2017 12:10
To: Chris Stanworth
Subject: RE: 17NP0004 Twice Brewed Planning Conditions

Indeed if your consultee had responded in 3 weeks we could have dealt with this ages ago and not at the last minute when a pistol is put to my head

So what I am saying is that the installation of an odour control system is totally unwarranted and to have this demand foisted upon on us at this late stage is a burden that is penal

You have the facts – 3 hours per day assuming three brew sessions, in a remote location, 80 metres from the Sill etc etc. An odour control system is too much. You must agree.

You can put the emails in if you so desire. The purpose of them is to show that we have worked and are working on this from all fronts. It is ABSOLUTELY not essential to have an odour control system. My emails witness this

Regarding the lighting I have sent you a revised type of unit. Could you look at this and let me have your thoughts

Email : [REDACTED]
Telephone Number [REDACTED]
Fax Number [REDACTED]
Mobile Number [REDACTED]