

From: Planning
Subject: FW: 48231 - 3/2022/0553 Higher College Farm Lower Road Longridge PR3 2YY

From: Hannah Kent <
Sent: 14 August 2022 22:48
To: Stephen Kilmartin <
Subject: 48231 - 3/2022/0553 Higher College Farm Lower Road Longridge PR3 2YY

Dear Stephen,

I am again having trouble creating memo's in Flare. Annoying as it is – I will update and send a memo through when the issue is resolved. In the meantime, please accept the following comments as my response to the above.

The proposed erection of mixed-use commercial units (Use Class E) and storage facilities (Use Class B8), including the conversion of farmhouse to provide office space (Use Class E) has the potential to result in an increased intensification in the use of the area – in terms of increased traffic and commercial and industrial noise sources.

In order to control the level of disturbance to the residential dwellings opposite the proposed development, it would be prudent to conduct a baseline noise survey and propose noise limits for the development to ensure that noise levels do not creep impacting residential amenity.

Recommendations:

Noise Report required for proposed noise generating use close to existing noise sensitive premises - Condition

Before the application can be determined, a noise impact assessment report by a suitably competent person shall be submitted to and approved in writing by the Local Planning Authority. The report shall include:

- a) BASELINE - Measurement of existing noise climate at and around the development site. The baseline shall be undertaken over an appropriate timeline (relative to the proposed development) and shall include unattended noise measurements and a number of attended short term noise measurements (to assist the acoustician in identifying noise sources).
- b) Details of existing background and anticipated (worst case) future noise levels at the boundary of the nearest noise sensitive premises. This shall include details of road-traffic noise from the anticipated HG or LG vehicles at the closest road position to the nearest noise sensitive premises.
- c) A written scheme of how the occupants of the nearest noise sensitive premises will be protected from noise from the proposed development including details of all necessary noise attenuation. Alternatively, in view of the unknown nature of future occupants, noise limits may be proposed to ensure noise generated on site shall be below current background noise levels in the area (as determined by the Baseline noise assessment, and the accompanying fixed plant noise condition).

The development shall not be brought into use until all works comprised within the measures specified in the approved report have been carried out in full and such works shall be thereafter retained.

Noise from fixed plant and equipment - Condition

The combined noise from any fixed mechanical services and external plant and equipment shall be effectively controlled so that the combined rating level of noise from all such equipment shall be 10dB below the existing background sound level at any time. "Rating level" and "background sound level" are as defined in BS 4142:2014+A1:2019.

Reason: To safeguard the amenities of the occupiers of nearby properties in accordance with parts 12 & 15 of the NPPF.

Best

Hannah Kent |

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E:



Ribble Valley
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