

Memorandum

To:	Planning	From:	Environmental Health
Officer:	Colin Sharpe	Officer:	Neil Martin
Reference:	3/2012/0346	Extension No:	3214
Date:	14th May 2012		

Planning Application: 3/2012/0346
Location: Land off Hey Road, Clitheroe
Development: Outline application for B1, B2 and B8 use including means of access.

Having reviewed the above application I have the following comments to make.

This development has the potential to adversely affect the amenity of the area through the potential generation of excess noise, light and dust during both construction and operational use of the site. Conflicting with a number of the national planning policy framework principles namely Promoting Health Communities and protecting green belt land.

In order to protect the surrounding residents the following conditions are required.

- A dust management plan covering the construction phase of the development is required identifying potential sources of dust and identifying suitable mitigation options. The dust management plan shall be submitted to and agreed by the Local Planning Authority prior to the commencement of any works on site.
- A scheme to control the noise during the construction phase of the development shall be submitted to and agreed by the local planning authority prior to the commencement of any works on site.
- There shall be no burning on site.
- A travel plan shall be submitted and agreed by the local planning authority prior to the commencement of any works on site. The travel plan shall include a method of monitoring the implementation of the plan and reporting outcomes every three years to the local planning authority. In (planning policy - Promoting Sustainable transport).

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In addition when final plans are submitted details will be required on the use of each individual building. B8/B1 uses should be designed to the west of the site near to the residential properties, while the B2 use to the east and south adjacent to the road and other industrial units. Details of all extraction/ventilation systems along the western boundary will be required together with details of any external lighting.

Regards

Neil Martin
Environmental Health Officer.