

Memorandum

To:	Planning	From:	Environmental Health
Officer:	Colin Sharpe	Officer:	Neil Martin
Reference:	3/2012/0497	Extension No:	3214
Date:	11th July 2012		

Planning Application: 3/2012/0497
Location: Strawberry Fields, Main Street Gisburn, Clitheroe
Development: Outline application for 21 dwellings

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 dust during the construction phase. Conflicting with a number of the national planning policy framework principles namely Promoting Health Communities. It also has the potential to adversely affect the enjoyment of future occupiers through excessive noise from the main road affecting those properties at the front of the site.

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.

In order to protect future occupiers of the site a noise assessment should be carried out to determine the likely noise levels affecting the proposed properties at the front of the site adjacent to the main road. The main source of noise is envisaged to be traffic noise along the main road. Following the assessment suitable mitigation measures should be employed.

It is suggested that the layout of the properties along this façade are altered to create a greater distance between the road and the proposed properties. For example plots 5-9 rotated through 180°, parking provided at the front creating a quiet protected rear garden allowing residents to relax. Appropriate acoustic

glazing may also be required depending the on the outcome of the noise assessment.

Regards

Neil Martin
Environmental Health Officer.