

Memorandum

To:	Planning	From:	Environmental Health
Officer:	Sarah Westwood	Officer:	Neil Martin
Reference:	3/2012/0687	Extension No:	3214
Date:	20 th August 2012		

Planning Application: 3/2012/0687
Location: Land to the East of Clitheroe Road, Whalley
Development: 55 residential homes, care home and car parking.

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, and dust during construction. 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.
- Hours of construction shall be restricted to 07:30 – 18:00 Mon – Fri. 09:00 to 13:00 on Saturdays and no construction activities on Sundays or bank holidays.
- An acoustic fence shall be constructed along the boundary with adjacent residential properties. The fence shall be constructed prior to any work on site and the details shall be submitted to the local planning authority for written agreement prior to its construction.
- Details of any external lighting for the car park area shall be submitted to the local planning authority for written approval prior to construction.

Regards

Neil Martin
Environmental Health Officer.