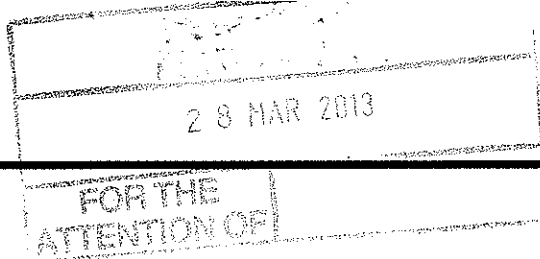


Graeme Thorpe



From: James Russell
Sent: 27 March 2013 11:49
To: Graeme Thorpe
Cc: Karen Thompson
Subject: Planning Application for Houses on Henthorn Road : 3/2012/1092 P

Importance: High

Dear Graeme,

As requested I can make the following comments in relation to the above application;

Air Quality:

- **General:** When determining this application, It will be necessary to balance the need for housing against AQ impacts, at the moment, any developments of any size in Clitheroe are likely to have a 'small but cumulative' affect on air quality which when combined together, will result in increased problems and issues which will result in increasing exceedences of current Air Quality Objectives, particularly if the emissions from vehicles continue not to reduce inline with DEFRA expectations over the next 10-15 yrs.
- Due the scale of development ie intended 140 additional residential properties, it is essential that we receive an Air Quality Assessment relating to the cumulative impact upon the Council's declared Air Quality Management Area, Whalley Road, Clitheroe, which takes into account the other significant residential planning developments which both have planning permission and those where it is currently being sought.
- **NOx tube data**, we are awaiting validation of 2012 levels, but the 2012 results suggest a significant increase in levels in the AQMA against government predicted, and therefore background map trends. Also the results for 2012 are more constant than previously.
- The report should also include reference to dust control mitigation during construction phase

Control of Noise:

- This development also requires a Noise Assessment Report to identify potential noise sources ie railway, busy roads etc. to confirm that all residential properties will achieve NEC Cat A external noise criteria and WHO internal standards.
- This site will also be a large and long-term construction site, therefore the report should include appropriate construction noise mitigation measures
 - construction be undertaken in accordance with BS 5228:2009 Code Of Practice titled 'Noise and Vibration Control on Construction and Open Sites', as such ask for condition to require Dust & Noise Management Plans for the construction phase; and in particular,
 - Construction hrs to be restricted to Mon-Fri 08.00-18.00, Sat 09.00-13.00 and no construction permitted on Sun or Bank Holidays.
 - A Noise Management Plan should be provided before commencement of construction, to include;
 - details of any enhanced glazing and alternative ventilation,
 - details of acoustic heavy duty fencing and locations,
 - location of site office, compound and storage.
 - wheel wash
- Furthermore, construction to be undertaken in accordance with the noise mitigation measures. Mitigation measures to require no deliveries or vehicles to arrive on site outside stipulated working hours;

- Developer be required to achieve noise rating level for fixed items of plant to be 5dB below existing background levels;

James

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Karen - please can you record as new Planning Consultation and include above comments on Flare