

Ribble Valley Borough Council  
Development Control  
Council Offices Church Walk  
Clitheroe  
Lancashire  
BB7 2RA

**Our ref:** NO/2014/106828/01-L01  
**Your ref:** 3/2014/0618  
**Date:** 27 August 2014

Dear Sir/Madam

## **ERECTION OF 10 DWELLINGS**

### **LAND OFF CHATBURN OLD ROAD, CHATBURN**

Thank you for consulting us on the above application.

We have no objection in principle to the proposed development but we wish to make the following comments:-

#### **Environment Agency Regulated Activities**

There are two Environment Agency permitted sites within the vicinity of the proposed development:-

1. A pre-operational, hazardous landfill known as the CKD Waste Management Facility, which although has not been used, it may be in the future. This landfill is located in the north-eastern section of Lanehead Quarry. Mitigation measures to prevent amenity issues, such as dust, have been provided to our satisfaction by the landfill operator.
2. The site is in close proximity to a cement manufacturing plant, which includes the transport of raw material (i.e. quarried stone). Mitigation measures are in place to prevent amenity issues from the activities, but none of the previous amenity risk assessments in relation to the current permitted activities will have been for the proposed development location.

The planning application is accompanied by the following report:-

- *Noise Assessment* (Ref: 100875), Miller Goodall Environmental Services Ltd, 23 May 2014

We have reviewed the above report in terms of the noise impact of the associated regulated activities and we wish to make the following comments:-

The conclusions of the British Standard 4142 (BS4142) Assessment in the above report

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Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX.  
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indicate that at the time of the surveys complaints are of 'marginal' significance. This is on the basis of using a measured Background Level of 42dBA and taking a worse case operation of the quarry.

We support the recommended mitigation measures to the design of first floor windows of the development using trickle ventilators. The use of the Spectrum Adaptation Term Ctr is satisfactory for the lower frequency noise that is likely to be generated by the permitted installation. However, residents should have the option to sleep with windows open at night if desired and there should be consideration that, under certain operational and environmental conditions, some noise from the activities associated with the permitted installations may be 'just audible' inside the bedrooms of the nearest properties with windows open.

We did have concerns regarding how the applicant would address the assessment of noise levels at the proposed facade level of the first floor bedrooms facing the quarry. The report submitted uses measurements made at 1.5 metres above ground level and that modelled predictions would have the same value at first floor bedroom height. As such, we are satisfied that these concerns have been addressed.

We concur with the overall statements and conclusions in the above report and considering the aims of the Noise Policy Statement for England, we would consider the impact of noise and vibration from the permitted activities in the vicinity of the proposed development to be low.

### **Surface Water Management**

We would recommend the use of Sustainable Drainage Systems (SUDS) at this site, and in accordance with SUDS best practice the first 5mm of rainfall should be infiltrated on site. This can be achieved by the use of green roofs, pervious paving on hard standing areas (under-drained if ground conditions do not suit) and by landscaping the development so that water is directed to permeable areas, such as filter strips and grass verges. Such methods lead to a reduced capacity required for on-site storage.

### **Contaminated Land**

The proposed development is within 250 metres, but not on top, of the historic landfill known as Chatburn, which is located adjacent to the northern boundary the site.

A copy of this letter has been sent to the applicant/agent.

Yours faithfully

**Mr Alex Hazel**  
**Planning Advisor - Sustainable Places Team**

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cc Gary Hoerty Associates

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