

Sharon Craig

From: Nicola Clark
Sent: 24 January 2019 16:48
To: planning
Subject: FW: Planning application 3/2018/1105

Follow Up Flag: Follow up
Flag Status: Flagged

From: Nicola Clark
Sent: 24 January 2019 16:47
To: Adam Birkett
Subject: RE: Planning application 3/2018/1105

Hi Adam,

My apologies for the delay in replying to your enquiry.

NOISE

Having reviewed the application, and also looked at the nearby proposed industrial development with planning permission, I consider it essential that a noise impact assessment (undertaken by a person suitably qualified in acoustics) is submitted by the applicant. The assessment shall fully demonstrate how the undernoted Noise Standards will not be exceeded at each of the proposed dwellings. The assessment shall consider the impact of road traffic noise and noise from the existing adjacent industrial site. NB As the proposed industrial development has been granted planning permission, but is not yet in existence, it is important that the 'worst case' scenario predicted noise levels at each of the industrial units are included in the assessment (as these will impact on the proposed dwellings).

Where applicable, the assessment shall include full details of noise mitigation measures, e.g. acoustic glazing, ventilation and fencing necessary at each of the proposed dwellings.

Once the noise impact assessment has been submitted I shall be pleased to comment further on the suitability of the proposal.

Noise Standards

L_{Aeq} 50 dB 16 hours – gardens and outside living areas, daytime (07.00-23.00)

L_{Aeq} 35 dB 16 hours – indoors, daytime (07.00-23.00)

L_{Aeq} 30 dB 8 hours – indoors, night-time (23.00-07.00)

L_AF_{max} 45 dB 8 hours – indoors night-time (23.00-07.00)

L_AF_{max} 45 dB 4 hours – indoors evening (19.00-23.00)*

L_AF_{max} 60 dB 8 hours - façade level night time (23.00-07.00)

L_AF_{max} 60 dB 4 hours - façade level evening (19.00-23.00)

*The evening standard L_AF_{max} will only apply where the evening L_AF_{max} significantly exceeds the L_{Aeq} and the maximum levels reached are regular in occurrence, for example several times per hour.

Alternative levels and monitoring locations may be used subject to the prior written approval of the Local Planning Authority.

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)

Should the application be granted permission, I would ask that a condition is made requiring a Construction Environmental Management Plan to be submitted by the applicant, to be agreed in writing by the LPA:

Condition

No development shall commence (including any demolition works), until a site specific Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan must demonstrate the adoption and use of best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan shall include, but not be limited to:

- *Procedures for maintaining good public relations, including complaint management, public consultation and liaison*
- *Arrangements for liaison with the Council's Environmental Protection Team*
- *The intended hours of work. It should be noted that the standard permitted hours of operation expected in relation to all works and ancillary operations (including deliveries to and removal of plant, equipment, machinery and waste), which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, are :*
 - o *Between 08.00 hours and 18:00 hours, Monday to Friday*
 - o *Between 08.00 hours and 13:00 hours on Saturdays*
 - o *At no time on Sundays and Bank and Public Holidays*
- *Measures for controlling and monitoring:*
- *Noise and vibration*
- *Dust and air borne pollutants having regard to the location of nearby sensitive receptors and industry best practice*
- *Measures for controlling the use of site lighting whether required for safe working or security purposes*
- *Procedures for emergency deviation of any agreed element within the Plan.*

The approved plan shall be strictly adhered to throughout the demolition / construction period, unless otherwise permitted by the Local Planning Authority in writing.

Should you have any questions regarding these matters, please don't hesitate to contact me.

Kind regards,

Nicola

From: Adam Birkett
Sent: 18 January 2019 17:05
To: Nicola Clark
Subject: Planning application 3/2018/1105

Hi Nicola,

A consultation response has been sought on this application but has not been received to date. The proposals are for 21 houses at Higher College Farm, Longridge.

I am contacting the agent but need to advise whether a noise assessment will be required. The site is adjacent to a busy road, Lower Road, Longridge. There is an access road to an industrial site which leads down the side of the site to the east. In addition, there is planning consent on land directly to the east for industrial development

<https://www.ribblevalley.gov.uk/planningApplication/28335>.

Thanks,

Adam Birkett | Principal Planning Officer

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