

South Gloucestershire Council

Memorandum to:

Development Control

From: Environmental Protection

Date: 30/1/19

Your Reference: PT18/6450/O

Our Reference: MD1/MA114066

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Web Site: www.southglos.gov.uk/envpro

PLANNING CONSULTATION

Location: West of Park Farm, Thornbury, South Gloucestershire,

Description: Erection of up to 630 dwellings (Class C3); up to 700sqm for retail (Classes A1, A2, A3) and community hub (Class D1). C Loveday/8150

With reference to the above planning application, I would make the following observations:

- | | | |
|----|--|-------------------------------------|
| 1) | No adverse comments. | <input type="checkbox"/> |
| 2) | I have no objections in principle, but would recommend that you consider the information-outlined below. | <input checked="" type="checkbox"/> |
| 3) | Prior to commenting, I would like further information as detailed below. Without this information, I cannot make an informed decision on this application. | <input type="checkbox"/> |
| 4) | Prior to commenting, I would recommend that the applicant provides an acoustic report detailing how noise from will affect the proposed development.
<i>The applicant should be advised that they can find information on Acoustic Reports and Guidelines on Noise Levels (Planning & Noise Specific Guidance Note 1) on our web site</i>
http://www.southglos.gov.uk/documents/Specific-Guidance-Note-1-Planning-and-Noise.pdf | <input type="checkbox"/> |
| 5) | I object to the application for the reasons stated below. | <input type="checkbox"/> |
| 6) | Due to the special circumstances of this application please see the comments below. | <input checked="" type="checkbox"/> |

Contaminated Land and Air Quality comments will be sent in separately.

It is recommend the following matters be subject of planning condition.

Generally noise levels in this area are low “Chapter 10 of the Environmental Statement considers the impact of noise; and confirms that subject to appropriate mitigation, and detailed design, that the proposals will not result in a significant noise impact on existing or proposed receptors.”

1) The applicant shall submit detail to ensure that through mitigations, design and site layout residential development including garden areas are protected from the impact of road traffic noise having regard to the relevant British Standard 8233and WHO.

2) Details of noise levels (including the impact of noise) from plant and machinery associated with the A1, A2, A3 uses at the nearest noise sensitive location shall be submitted to Planning Authority for approval prior to occupation and use of such premises.

3) Noise levels and odour abatement control from extraction ventilation systems serving hot food outlets shall be submitted to the Planning Authority for approval prior to occupation and use.

4) No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by the local planning authority.

The approved CEMP shall be adhered to throughout the construction period for the development.

The Plan shall provide detail of measures to control construction site noise having regard to BS 5228 and noise monitoring to confirm compliance with the approved CEMP.

The plan shall provide detail of the measure to control noise specifically from piling having regard to BS 5228 and noise monitoring to confirm compliance with the approved CEMP. The CEMP shall include a vibration monitoring plan and compliance monitoring and implementation plan

White noise reversing alarms shall be fitted to vehicles operating on the site.

Delivery and construction working hours shall be Monday - Friday 7.30 – 18.00 Saturday 8.00 – 13.00.

No burning shall be carried out on the site.

The CEMP shall have regard to BRE Control Of Dust From Construction and Demolition Activities 2003. The plan shall provide detail of the measures to control dust on the site and shall include measures to carry dust monitoring at sensitive locations if requested by the Council.

As a general note for the CEMP to be enforceable as a condition, the actions in relation to noise and dust control shall be specific positive actions. For example:

“There will be a road sweeper on site and operational at all times while vehicles are entering and exiting the site”

“At all times during construction all vehicles will be jet-washed immediately before exiting the site”

“Stockpiles of materials shall be sheeted, wetted or so located as to minimise any potential for dust nuisance.

“ Lorries delivering sand and aggregates and carrying waste material from the site shall be covered or sheeted at all times”.

