

From: Amrik Bilkhu
Sent: 12 January 2021 10:47
To: DC Support
Cc: Matthew Chadwick
Subject: Re: 20/03467/F application received for Blue Cedar Homes Limited re Erection of 7 one and two storey age restricted dwellings for older people (60 years) with access, landscaping and associated infrastructure

This department has the following response to this application as presented: 20/03467/F application received for Blue Cedar Homes Limited re Erection of 7 one and two storey age restricted dwellings for older people (60 years) with access, landscaping and associated infrastructure

Noise: There is a potential for noise nuisance from the volume of traffic using the Clifton Road (B4031), and therefore I would recommend the following conditions to be applied:

Prior to the development commencing a report should be provided and approved in writing by the local planning authority that shows that all habitable rooms within the dwelling will achieve the noise levels specified in BS8233:2014 (Guidance on sound insulation and noise reduction for buildings) for indoor and external noise levels (if required then the methods for rating the noise in BS4142:2014 should be used, such as for noise from industrial sources). Thereafter, and prior to the first occupation of the dwellings affected by this condition, the dwellings affected by this condition, the dwellings shall be insulated and maintained in accordance with the approved details.

Prior to the commencement of the development, a Construction Environment Management Plan (CEMP), which shall include details of the measures to be taken to ensure construction works do not adversely affect residential properties on, adjacent to or surrounding the site together with details of the consultation and communication to be carried out with local residents shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with approved CEMP.

Contaminated Land: Due to the sensitive nature (residential) and size of the scheme I would advise that the full contaminated land conditions are applied to any permission granted (J12 - J16)

Air Quality: Measures should be in place to encourage the uptake of low emission transport including the provision of Electric Vehicle (EV) charging infrastructure. Ideally we would like to see ducting in place to allow for the future uptake of EV's by all residents to maximise opportunities for sustainable transport in accordance with Government guidance contained within the National Planning Policy Framework.

Odour: No comments

Light: No comments

If you wish to deviate from the suggested conditions then this should be discussed with the officer making these comments to ensure the meaning of the condition remains and that the condition is enforceable and reasonable.

Regards

Amrik Bilkhu

Environmental Protection Officer

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