

From: [Neil Whitton](#)
To: [Wayne Campbell](#)
Cc: [DC Support](#)
Subject: 21/04166/F - Blaze Inn Saddles The Pheasant Pluckers Inn, Burdrop, Banbury, Oxfordshire, OX15 5RQ
Date: 20 January 2022 08:52:25

Environmental Protection has the following response to this application as presented:

Noise: As the planning statement indicates that this property may be let for longer than short term holiday lets, the occupants can expect to have the same levels of noise as you would find in a standard residential property. Therefore, bearing in mind the location in a busy pub car park, especially when the popular bikers meets arrive and depart, and with associated pub noise, such as from mechanical plant the following condition should be placed on any permission granted:

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 shall be insulated and maintained in accordance with the approved details.

Contaminated Land: No comments

Air Quality: The dwelling(s) hereby permitted shall not be occupied until it/they has/have been provided with a system of electrical vehicle charging to serve that dwelling.

Odour: No comments

Light: Prior to the first use of the development hereby approved details of the external [lighting/security lighting/floodlighting] including the design, position, orientation and any screening of the lighting shall be submitted to and approved in writing by the Local Planning Authority. Prior to the first use of the development hereby approved the lighting shall be installed and operated in accordance with the approved scheme at all times thereafter.

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.

Kind Regards

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