

## MEMO TO

Director of Development

From: **Craig Sharp**  
Chief Environmental Health Officer  
Deputy Director Environment

Date : 16<sup>th</sup> March 2018

Your Ref : 06/2018/0055  
Our Ref : 026945/CSH  
Ext No : 6154

**Planning Application Number:** 06/2018/0055  
**Re :** Land North of Eastway, Preston,

I would like to make the following comments in relation to the above application:

### **Noise**

The application contains a noise report which looks to assess the affect of the various noise source and the closest identified receptors. However I have the following concerns with the detail of the report:

- I would request some clarification on the background night time noise level that was use. Within the table it states that 45dBA was the lowest measured level, however in the table of results the lowest measured background was 33.4dBA. As the report was looking at the worst case scenario, then I would have expected this figure to be used for the assessments.
- The report also does not contain any plans of the monitoring location/s used to gather the representative background measurements. I am therefore unable to assess whether an appropriate area was used to gather these backgrounds.
- Lastly the report does not include a plan of the location of the nearest sensitive premises or receptors that have been used to carry out the assessment. Again I am unable to assess whether these are the most appropriate receptors in relation to the effects from any noise from the site.

In relation to noise, I am therefore unable to provide any comments until these issues have been addressed or clarified.

### **Air Quality**

The application again does not contain an air quality assessment. I would recommend that this is produced prior to any determination and should look at the effect from the emissions/dust from the construction. It should also include dispersion modelling on the emissions (traffic) at the nearest receptors/AQMA`s during its operation.

## **Contaminated Land**

The application in 2014 (06/2014/0092) included a desktop study which identified that the site was on an historical landfill. This application does not appear to include this study or any further intrusive investigations. I am therefore unable to provide any additional comments.

## **Odour**

In relation to odour control, as this is an outline application no details are submitted regarding odour treatment associated with any of the A3, A4 and A5 use classes. I would therefore recommend the following condition:

The A3, A4 and A5 uses hereby permitted shall not operate until details of the extract ventilation system and odour control equipment, including details of any noise levels and external ducting, have been submitted to and approved by the Local Planning Authority, and the equipment so approved has been installed. Such approved equipment shall therefore be operated at all times when cooking is carried out and maintained in accordance with the manufacturer's instructions. The external ducting shall be removed as soon as possible when no longer required.

### **REASON:**

In order to safeguard the amenities of the occupiers of premises / dwelling (s) in the vicinity.

**Christopher Hodson**  
Environmental Health Manager

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