

PLANNING CONSULTATION MEMO

TO: Planning
FROM: Environmental Health
SITE: Land North of Watson road Wilstead
APPL. No: 19/02724/MAR
OUR REF:
DATE: 02/07/2020

COMMENTS:

Thank you for consulting with Environmental Health with regard to the application for the proposed development of industrial units at the above site.

The proposed development of the site is for the development of land for 3 industrial units. To the south of the site is land that at this time has no permission for residential development but has previously held that permission before it lapsed. To the east of the site on the other side of the main road are residential premises.

The application for the site is one for reserved matters over already permitted outline permission. The Outline permission did not seek to define the positioning and orientation of the units and just showed indicative layouts to show that the proposed use was possible.

The main noted difference between the permitted outline permission's indicative layout and the proposed layout in the reserved matters is the orientation of the buildings, specifically the building closest to the residential premises to the east and the area previously permitted for residential to the south. There was also an acoustic buffer at the outline stage that was not at the reserved matters stage.

The Council has received an objection to the application from the proposed Development to the south of the site stating that the reserved application should be refused due to the potential for harm to the amenity of those living in both the developers on proposed site and the existing residential premises to the east.

The objection considered the three noise reports that have been undertaken as part of the applications for development on site and raised concerns over their findings.

The concerns raised with regard to the acoustic reports fell into two broad categories. Concern over the impact of the proposed development on the objector's clients desire to use their land for residential development and that the previous reports and especially the most recent report failed to adequately the impact of the proposed development on existing residential premises.

Following discussion with the Planning Officer for the application I am of the opinion that I am unable to consider the impact of the application upon the southern site as the previous permission has lapsed. However the concerns in relation to existing premises are valid.

The noise reports make a variety of assumptions in their assessments that I do not agree with.

- No feature corrections have been used as part of the A&C assessment
- HGV alarms are not considered nor are their intermittency or tonality
- The report states that there will be an impact of +4 day time and +11dB night time which would be a significant adverse impact
- The extrapolation for noise reduction through distance to receptors has been set at giving a level of 48dB rather than the level considered by the objector of 61dB.

As can be seen from above there remain significant questions as to the potential for the development as proposed to harm amenity to the area via noise. For this reason I must advise objection at this time.

Recommendation:

objection