

MEMO TO

Director of Development and Housing

From: **Craig Sharp**
Chief Officer (Environmental Health)

Date : 06/10/2020
Your Ref : 06/2020/0977
Our Ref : 031184/LJP
Ext No : 6861

Planning Application Number: 06/2020/0977
Re: Dean Farm, 150 Whittingham Lane, Preston, PR3 2JL

Further to your consultation regarding the above application, I have no objection in principle but would recommend that the following conditions are included as part of the approval if granted:

Noise

The development shall proceed with the incorporation of the mitigation measures recommended in the Noise Assessment Report undertaken by Martin Environmental Solutions (Report reference 1873-3, February 2020), namely that:

- All glazing and sound attenuating trickle ventilation shall comply with the specification cited in the said report.
- Details of the proposed acoustic barrier and its location shall be submitted with the reserved matters application.

Contaminated Land

Further to the recommendations of the Phase 1 preliminary risk assessment, an intrusive Phase 2 Geo-Environmental Site Investigation should be undertaken, the results and recommendations of which should be submitted in a report to the local planning authority for approval.

Dependent on the recommendations of the Site Investigation, a Method Statement, Remediation Strategy and Validation Report may also need to be submitted to verify that the site has been effectively remediated.

Electric charging points

Prior to the first occupation of any dwelling, that dwelling shall be provided with an electric vehicle charging point which shall be retained for that purpose thereafter.

Construction Environmental Management Plan

Prior to any construction activity commencing on site, the applicant shall submit for agreement by the Local Planning Authority an Environmental Management Plan that includes measures to mitigate the impacts of the construction activity in relation to noise and air quality.

Louise Purdy

Senior Environmental Health Officer

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