

► Internal Consultation



To:	Mrs Catherine Lewis	From:	
Position:		Position:	
Division:	Development Management	Division:	Environmental Health
Your Ref:	LCC/07/2021/00012	Our Ref:	21/1107/PLACON
Extension No:		Extension No:	
Copy To:		Date:	16 April 2021

Application No: LCC/07/2021/00012

Development: EXTRACTION OF SAND AND GRAVEL INCLUDING CONSTRUCTION OF NEW ACCESS ROAD AND NEW JUNCTION WITH A59 PRESTON NEW ROAD, CREATION OF PLANT SITE, WEIGHBRIDGE AND STOCKPILING AREA, SILT PONDS, LANDSCAPING INCLUDING SCREEN MOUNDING, WITH PROGRESSIVE RESTORATION TO WETLAND AND PASSIVE FLOOD MANAGEMENT FACILITY, WOODLAND AND AGRICULTURE

Location: Lower Hall Farm, Potters Lane, Samlesbury, Preston

We have considered the follow:			
Construction Activities	*	Storage of substances	*
Contaminated Land	*	Insects	
Noise	*	Foul and surface water discharges	
Odour		Land Drainage	
Dust	*	Waste storage	*
Light	*	Pest Control	
Air Quality	*	Radon	
Alternative fuel use		Food Safety	

Thank you for consulting me on this application. Further to my investigations I have the following comments to make:

The proposed development has the potential to significantly adversely affect the neighbouring residential properties. Having reviewed the application and visited the development site we would recommend refusal of the application for the following reasons.

Noise

The submitted draft noise impact assessment accompanying the application provides some acoustic data and information but this is not considered adequate to satisfy the concerns of the Council.

Firstly, the report is dated 2016 and is a draft format, with monitoring results report from 2015. Data that is over 5 years old is not considered to suitable and therefore the report must be rejected.

It is also noted that the boundaries of the development have altered and the separation distance between the proposed development and surrounding properties is now smaller than considered within the draft report. The inevitable sound levels to be experienced will therefore be higher within the vicinity of the residential properties closest to the revised new boundary.

The noise report lacks some key information to allow a full and comprehensive assessment. It is presumed that this missing data is due to the fact the report is still in a draft format.

The following details are required within the revised report:

- Evidence and details of new current background monitoring data.
- Monitoring should be undertaken over representative time period. We would expect to see some long term monitoring for representative properties, particularly those close to the boundary, but all short term monitoring should be representative of the proposed operating hours i.e. a minimum of 1 hour.
- The qualifications and experience of the acoustician undertaking the assessment
- The equipment used to undertake the assessment
- A copy of the latest calibration certificates for the equipment used
- A copy of all background data monitoring collected
- Detailed calculations to support all of the calculated noise levels in tables, as within sections 5.8, 6.1 and 7.2 of the draft noise impact assessment
- Any additional mitigation measures to protect the residential properties surrounding the site, and the effectiveness of these. It should be noted that Lower House Farm is a tenanted property and should be treated in a similar manner to all other residential properties in the area.

Dust

Within the extensive application there is little mention of the impacts from dust either on the wider environment or to nearby residential properties in terms of health impacts or nuisance. The impact of dust and particulate emissions from the site is a significant factor to be considered and is identified as such within both the NPPF and the County Council's Core strategy.

There is evidence that existing sand and gravel extraction located some distance from the site has resulted in some limited impact on neighbouring properties over the flat open landscape. Previous experience by this Authority has identified some significant issues with dust from similar operations and the impact this is having on residential properties in the vicinity. The size of the proposed development and the length of the access road has the potential to cause similar issues and nuisance to the neighbouring properties.

Detail consideration of the potential dust impact include the prevention of material being tracked along the road and the construction of the road is required in order to fully assess the impact on this proposal, concluding with a detailed dust management plan identifying all mitigation measures for this lengthy (+20yrs) project.

Air Quality

The submitted report does not follow the South Ribble (and County wide draft) published low emission strategy. The report is considered insufficient as it does not accurately consider the impact of the development on local air quality. As such an additional assessment in line with the Low Emissions Strategy is required.

However, if Lancashire County Council is minded to approve this application the following conditions are requested in order to protect the amenity of local residents:

Operating hours

The proposed development shall only operate within the hours 07.00 -17.00 Monday to Friday, 09.00 – 13.00 Saturday. No operation shall be carried out on Sundays or Bank Holidays.

Reason: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy and the NPPF.

Hours of construction

During the site preparation and construction of the development no machinery, plant or powered tools shall be operated outside the hours of 07.00 -17.00 Monday to Friday 09:00 – 13:00 on Saturdays. No construction shall take place at any time on Sundays or nationally recognised Bank Holidays.

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy and the NPPF.

No deliveries of construction materials or removal of construction waste shall be undertaken outside the hours of 07.00 -17.00 Monday to Friday 09:00 – 13:00 Saturday. No deliveries or removal of waste shall be carried out on Sundays or nationally recognised Bank Holidays.

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy and NPPF.

Noise

Prior to the commencement of any works on site a Noise Impact Assessment shall be submitted for approval to the local planning authority. The approved plan shall then be implemented and retained thereafter. Any changes to the plan shall first be agreed in writing with the local planning authority.

Reason: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy and NPPF.

Note to applicant: The following details are required within the revised report:

- Evidence and details of new current background monitoring data.
- Monitoring should be undertaken over representative time period. We would expect to see some long term monitoring for representative properties, particularly those close to the boundary, but all short term monitoring should be representative of the proposed operating hours i.e. a minimum of 1 hour.
- The qualifications and experience of the acoustician undertaking the assessment
- The equipment used to undertake the assessment
- A copy of the latest calibration certificates for the equipment used
- A copy of all background data monitoring collected
- Detailed calculations to support all of the calculated noise levels in tables, as within sections 5.8, 6.1 and 7.2 of the draft noise impact assessment
- Any additional mitigation measures to protect the residential properties surrounding the site, and the effectiveness of these. It should be noted that Lower House Farm is a tenanted property and should be treated in a similar manner to all other residential properties in the area.

Vibration

As per the application, no blasting is permitted as part of the proposed development.

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy and NPPF.

Waste

Prior to the commencement of the development full details of the waste storage facilities within the site shall be submitted to and approved in writing by the local planning authority. Once approved the waste storage facilities shall be provided prior to first use of the development and shall be retained and maintained thereafter.

Reason: To provide effective and sufficient storage facilities for refuse and to safeguard amenities and living conditions of any nearby residents particularly with regards to odour, noise and insects in accordance with Policy 17 of the Central Lancashire Core Strategy and the NPPF.

Lighting

No external flooding lighting or security lights shall be installed at the permitted development without first obtaining written permission from the local planning authority.

Reason: In the interests of the amenity and to safe guard the living conditions of the nearby residents in accordance with Policy 17 in the Central Lancashire Core Strategy and the NPPF.

Site Compound

Prior to commencement of any works on site the location of the site compound and storage yard shall be agreed in writing with the local planning authority.

Reason: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy and the NPPF.

Note to applicant: The noise from the compound has the potential to adversely affect the amenity of the local area for near- by land uses and hence the compound should be located in such a position to minimise this impact.

Dust Management Plan

Prior to the commencement of any works on site a Dust Management Plan shall be submitted, for written approval, to the local planning authority. The Dust Management Plan shall identify all areas of the site and site operations where dust may be generated and further identify control measures to ensure dust and soil does not travel beyond the site boundary. Once agreed the identified control measures shall be implemented and maintained throughout the duration of the site preparation and construction phase of the development.

Reason: In the interests of the amenity and to safe guard the living conditions of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy and the NPPF.

Wheel Wash

Prior to commencement of the development details of a wheel wash shall be submitted to and approved by the local planning authority. Once approved the wheel wash shall be installed prior to first use of the site. Thereafter the wheel wash shall be retained and maintained in accordance with the agreed details.

Reason: In the interests of highway safety and other highway users in accordance with Policy 2 in the Central Lancashire Core Strategy and in the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy and the NPPF.

Note to applicant: The details to be provided to discharge this condition shall as a minimum include:

- Location,
- Type of wheel wash
- Water source
- Prevention and treatment of water run off
- Management of the use of the wheel wash
- If road sweepers are to be used – the company providing the road sweeper, response times, criteria to be followed for calling the road sweeper.

Air Quality

Prior to the commencement of any works on site an Air Quality Assessment (AQA) shall be carried out and submitted for approval to the local planning authority. The AQA shall include, where necessary mitigation measures in order to make the proposal acceptable. If sufficient mitigation measures cannot be agreed the development shall not proceed.

Reason: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy and the NPPF.

Advice: The assessment shall be undertaken in line with the South Ribble Borough Council Low Emissions and Air Quality planning guidance document.

Invasive species

Prior to the commencement of any works on site a detailed methodology for the removal of invasive species shall be submitted to the planning authority for approval. The agreed measures shall be implemented and thereafter retained and maintained for the duration of the approved use.

Reason: To prevent the spread of invasive plants.

Burning

There shall be no burning of waste material or vegetation on site.

Reason: In the interests of the amenity and to safe guard the living conditions of the nearby residents in accordance with Policy 17 in the Central Lancashire Core Strategy and the NPPF.

NOTE TO PLANNERS: Please note that this issue is not covered by other legislation and in line with NPPF and Planning Policy Guidance Note: Use of planning conditions is a suitable and effective conditions meeting the 6 tests,

1. necessary;
2. relevant to planning and;
3. to the development to be permitted;

4. enforceable;
5. precise and;
6. reasonable in all other respects