

Planning Committee Update Sheet – 25th January 2017

Item 6

Planning Application 07/2016/0690/REM – New Mill, Wesley Street, Bamber Bridge

On the report front page 'Officer Recommendation' and also 'Recommendation' at paragraph 11.1 – remove the words *“and on completion of the neighbour re-consultation period following the submission of amended plans”*

These words related to the report to committee on 7th December 2016 and were left on the recommendation in error.

Page 19 Paragraph 9.8.9 - Remove the wording “I WILL COMPLETE THIS ONE I RECEIVE THE REPORT” as this was left on in error following receipt of the viability appraisal review report and on completion of the committee report.

Page 23 Paragraph 9.14.4 – Remove the wording “CHECK DO THEY HAVE ANY OBJECTIONS???” as this was left on in error once Environmental Health position on Air Quality had been doubled checked.

In respect of air quality Baxi have submitted a further objection. As reported on page 8 paragraph 6.5 there was some confusion as to whether their initial objection had been withdrawn and, following correspondence with the Alps Group who act on behalf of Baxi it was apparent that they still had concerns. Since the committee report was compiled and published, a letter has been received by all planning committee members directly from Baxi in respect of odour and noise.

Environmental Health have further considered the issues and confirm that Baxi have a duty to ensure odours do not go beyond their boundary under the terms of their Environmental Permit under the Pollution Prevention and Control Act 1999 and the Environmental Permitted England and Wales Regulations 2016.

Condition 3 and 4 of their permit state:

“3. All emissions to air (including fugitive emissions) from the installation shall be free from offensive odour (as perceived by the local authority inspector) outside the installation boundary outlined in red on the attached plan numbered SRBC/PPC/8/P1.

4. The use of odour masking agents and / or counteractants shall not be permitted”

In terms of noise, Environmental Health consider that, with the provision of the mitigation measures such as the acoustic fencing, bunding, ventilation measures and glazing, the levels will result in the accepted guideline sound levels being achieved across the site based on the monitoring results obtained by the acoustic's consultant. It is therefore essential that the applicant ensures the correct glazing specification and ventilation system is installed in the dwellings.

Environmental Health comment: *“Based on the current activities at Baxi the sound levels produced should not result in any significant adverse impact on future residents. It should however be noted that increases in sound levels in the future, either from Baxi, the M6 or any other industrial unit backing onto the site may result in unacceptable sound levels at the proposed residential properties”*