Environmental Control and Protection - Planning Consultation Response

To Planning Officer: Victoria Davis

From Environmental Control and Protection Officer: Damaris Broad

Date: 12/04/2024

Planning Application Reference:	PL/2023/10087
Environmental Health Reference:	WK/202400711
Description of Proposal:	Variation of Conditions 1 and 2 (Approved Plans), Condition 4 (Parking) and Condition 8 (External Plant) of planning permission PL/2022/02531- To allow for alterations to front, rear and side elevations, provision of three galvanised fume stacks to rear
Address:	Land Off, Park Lane, Corsham, Wiltshire
Site Visited:	No
Amenity Including noise, lighting, odour, smoke.	Officer: Damaris Broad

The noise assessment included with the application demonstrates that for daytime use the proposed external plant will not cause loss of amenity. The assessment does not consider night-time use as the premises will only be operating within office hours. The noise assessment supports use of the plant from 07:00 until 20:00 after which the background noise level in the area falls.

I would suggest a condition limiting the use of external plant to the hours above or 'office hours' as well as the following noise condition:

1)Noise emissions attributable to mechanical plant at building no 5 (now known as building 4) shall be limited to a rating level not exceeding 36 dB, during office hours to be determined at the closest point of the curtilage of 15 Monks Drive, Corsham, accessible by the applicant or their consultant as well as the local planning authority. The measurement is to be taken at a height of 1.5 metres above local ground height either as a direct measurement at the stated location or by way of measurement at a point closer to building number 5 (now known as building 4) and subsequent calculation of noise emissions at the stated locations.

Reason: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

The data sheets included in the application show that the stacks will be necessary to provide ventilation for working with solvents, and the health and safety data the health impacts. It is unclear what the odour implications are for those in the vicinity due to the proposed extraction and dispersal of the fumes.

I would therefore recommend the following condition:

Prior to commencement of works an odour assessment must be undertaken in accordance with current IAQM guidance. This must be accompanied by a scheme of odour management for the site (site Odour Management Plan living document) that ensures odours are not offensive at nearest residential receptors as judged by the LPA. The scheme shall be submitted to and approved in writing by the Local Planning Authority. The details as approved shall be implemented prior to commencement of the development and thereafter be permanently retained.

Reason: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable

Air Quality	Officer:
Contaminated Land	Officer:
Other Matters Including drainage provision, food safety, health and safety, licensing.	Officer: Damaris Broad

Recommendation:	
Conditions (if appropriate) 1) 2) 3)	

Please contact the Environmental Control and Protection Officer should you wish to discuss these comments.