

ADDENDUM REPORT PLANNING COMMITTEE 17th NOVEMBER 2011

Item: 6.1

Site: North Prospect Road, Plymouth

Ref: 11/01384/REM

Applicant: Barratt Homes Exeter

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Since completion of the officer's report discussions have taken place with the Council's Public Protection Service and it has been agreed that the noise and land contamination issues can be satisfactorily dealt with by attaching the conditions/ informative below :-

SOUND INSULATION

(7) All living rooms and bedrooms in the dwellings hereby permitted shall be constructed to meet the "Good Room" criteria, as set out in BS8233:1997, meaning that Living rooms will achieve 30 dB, LAeq,t (0700 to 2300 daytime), and bedrooms will achieve 30 dBLAeq, (2300 to 0700 night-time), with windows shut and other methods of ventilation provided.

Reason:

So the dwellings achieve a satisfactory living standard and do not experience unacceptable levels of noise disturbance to comply with policies CS22 and CS34 of the adopted core strategy.

NOISE VERIFICATION

(8) Details of the sound insulation verification methodology including the identification of the appropriate test properties and subsequent insulation verification results for Phase 1B of the development shall be submitted to and approved in writing by the Local Planning Authority before any dwelling or building is occupied.

Reason:

To ensure that the proposed dwellings hereby permitted achieve the standards of noise attenuation set out in condition 7, so the properties achieve a satisfactory living standard and do not experience unacceptable levels of noise disturbance to comply with the policies CS22 and CS34 of the adopted City of Plymouth Core Strategy Development Plan Document 2007.

The only outstanding concern from our Public Protection Service relates to discharge of those land contamination conditions attached at outline stage, given that works commenced on Phase 1A without first discharging the pre-commencement conditions. It is therefore suggested that the following informative be attached to this consent to highlight the requirement to discharge the appropriate land contamination conditions before commencing work.

Pre-commencement Conditions

(1) The applicant's attention is drawn to the need to discharge all pre-commencement conditions before starting any work on site; this includes those relating to land contamination. Any work commencing prior to doing this could result in the Council taking enforcement action.