

Development Control Committee Supplementary Schedule

Containing information received
since the distribution of the
main schedule of applications

5th January 2018

Carlisle City Council
Governance and Regulatory Services
Environmental Health

PLANNING SERVICES	
REF:	17/0883
0012	ICEQ
5 DEC 2017	
RECORDED	<i>[initials]</i>
SCANNED	<i>[initials]</i>
PASSED TO	<i>[initials]</i>
ACTION	<i>[initials]</i>

INTERNAL MEMORANDUM

From: Environmental Health
To: Head Of Planning
FAO: Stephen Daniel

Please ask for: Mathew Proudfoot

Extension:

E-mail:

Your ref: 17/0883

Our ref: R:120134

13 November 2017

CONSULTATION ON PLANNING APPLICATION

Proposal: Erection Of Dwellings (Outline)

Location: LAND AT NEW HOUSE FARM, NEWBY WEST, CARLISLE, CA2 6QZ

Appn Ref: 17/0883

Noise & vibration from site

Consideration should be given to limit the permitted hours of work in order to protect any nearby residents from possible statutory noise nuisance, this includes vibration. Any other appropriate noise mitigation measures should be considered, for example, the use of noise attenuation barriers, the storage/unloading of aggregates away from sensitive receptors and the use of white noise reversing alarms, where possible. These measures should aim to minimise the overall noise disturbance during the construction works.

The conclusions and recommendations contained within the Noise Constraints Assessment should be observed during the subsequent stages of planning process.

Dust

Consideration should be given to protect any nearby residents or sensitive receptors from statutory nuisance being caused by dust from the site. Given that the site is located in a residential area it would be advisable to consider all appropriate mitigation measures. Vehicles carrying materials on and off site must be sheeted or otherwise contained, water suppression equipment should be present on site at all times and used when required, wheel wash facilities should be made available for vehicles leaving site and piles of dusty material should be covered or water suppression used.

Contamination.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Site investigations should follow the guidance in BS10175.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Air Quality and Transport

The conclusions and recommendations contained within the Air Quality Assessment should be observed.

It is recommended that air quality impacts are given further consideration. Transport measures that may reduce the number of cars on the road network and result in people using zero-emission modes of transport will benefit air quality in the local and wider area. For this reason the developer should be asked to provide an electric vehicle charging point per dwelling. This would work toward minimising future impacts on air quality and promote improvements in vehicle emissions.

The provision of charging points is in line with current Institute of Air Quality Management (IAQM) 'Land-Use Planning & Development Control: Planning For Air Quality' guidance (2017), section 5 states: 'Where on-site parking is provided for residential dwellings, EV charging points for each parking space should be made'. Such measures are also referenced within the NPPF: Paragraph 35 states that, 'plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to: Incorporate facilities for charging plug-in and other ultra-low emission vehicles'.

Mathew Proudfoot
Environmental Health Officer

17/0896

NOTE

1. BASE DRAWING - 2151 Detailed Plan Rev H _ issued 2-10-17.dwg.

REVISION	DETAILS	DATE	ISSUED (CIRC) / APPD

CLIENT

PROJECT

SCOTBY
CUMBRIA

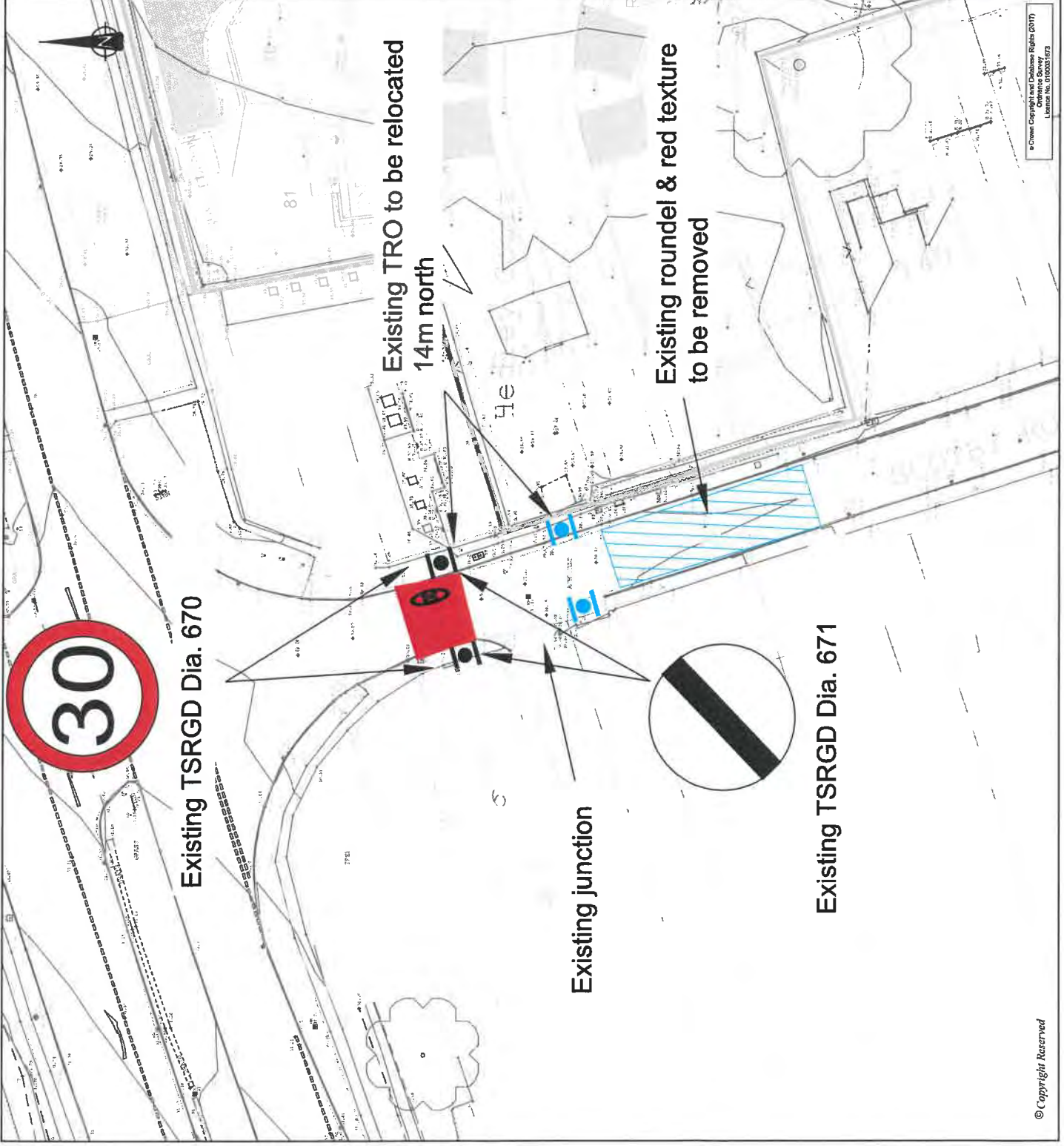
DRAWING TITLE

PROPOSED TRO RELOCATION

DRG No	SCALE	DATE
JN1268-Dwg-0005D	NTS @ A3	DECEMBER 2017
DRAWN BY	CHECKED BY	APPROVED BY
LW	PB	PB



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