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**M E M O R A N D U M**

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To: Planning Services

Date: 6<sup>th</sup> December 2019

Your Ref: DMPA/2019/1205

Our Ref: 53179

In the event of a query, please contact: **MATT HOLFORD ON EXT. 5856**

**Proposal: The erection of part single, part two-storey facility for the extraction, processing, bottling and distribution of water based products (combined B2 and B8 use) along with associated ancillary office, infrastructure, access parking and landscaping**

**Location: Plots 5 and P2 - 01, Dove Valley Park, Park Avenue, Foston, Derby, DE65 5BG**

Thank you for the recent consultation on this planning application.

I have considered this application in relation to the potential environmental impacts. I have also read the relevant technical reports submitted in support of the application.

In my opinion, the key potential environmental impacts of the development are;

1. The potential exposure of existing sensitive receptors to new sources of noise / air quality / odour / light associated with the development;
2. The potential exposure of existing receptors / new receptors associated with the development to existing sources of land contamination;
3. The impact of the proposed development on local air quality:

I am satisfied that the impacts of the proposed development will be acceptable in planning policy terms provided that the following conditions be attached;

**Noise**

Based on the noise report submitted to support the application the development should be capable of causing no significant impact on local noise sensitive receptor provided that it is designed and constructed in a manner of controlling noise.

In order to ensure this, I would recommend the following conditions;

The level of noise emitted from the site shall not exceed 44dB LAeq(1 hour) between 07:00 to 23:00 hours and 41 dB LAeq(15mins) between the hours of 23:00 to 07:00, as measured at the nearest noise sensitive receptor. Where access to the nearest sound sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound sensitive property.

Reason: To protect the amenity of the locality from external noise sources, especially for people living nearby, in accordance with local planning policy E7 / SD1 / BNE1.

The design and construction of the proposed building shall be capable of achieving sound insulation performance index Rw of 40dB which shall be maintained for the life of the approved development. Alternatively a scheme shall be submitted to and agreed in writing by the local planning authority that specifies the provisions that will be implemented for the control of noise emanating from noise sources within the proposed building. The noise mitigation scheme shall be maintained for the life of the approved development and shall not be altered without the prior written approval of the local planning authority.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with local planning policy E7 / SD1 / BNE1.

### **Air Quality**

Recharge points for electric vehicles shall be provided within the development to comply with the following criteria:

<b>Residential</b>	<b>Commercial / Retail</b>	<b>Industrial</b>
1 charging point shall be provided per unit (house with dedicated parking)	1 charging point for every 10 parking spaces (this may be phased with 5% provision initially and a further 5% trigger)	1 charging point for every 10 parking spaces (this may be phased with 5% provision initially and a further 5% trigger)
1 charging point per 10 spaces where the individual units have no allocated parking		
To prepare for increased demand in future years, appropriate cable provision should be included in scheme design and development in agreement with the local authority.		

Residential charging points shall be provided with an IP65 rated domestic socket 13amp socket, directly wired to the consumer unit with 32 amp cable to an appropriate RCD. This socket should be located where it can later be changed to a 32amp EVCP. Non-residential charging points shall be supplied by an independent 32 amp radial circuit and equipped with a type 2, mode 3, 7-pin socket conforming to IEC62196-2. Alternative provision to this specification must be approved in writing, by the local planning authority

The electric vehicle charging points shall be provided in accordance with the stated criteria prior to occupation and shall be maintained for the life of the approved development.

**Reason:** In order to safeguard the amenities of the occupiers of the proposed development in respect of atmospheric pollution in compliance with the South Derbyshire Design SPD & policy BNE1.

If you have any enquiries or would like any further information please do not hesitate to contact me.

Matthew Holford  
Head of Environmental Services