
From: Francis, Richard
Sent: 14 November 2017 16:36
To: Medlin, Eileen
Subject: 17/04772/FUL - The John Bull, Westfield Road, Trowbridge

Importance: High

Dear Eileen,

Thank you for meeting me to discuss Mr Cosker latest e-mail response and your thoughts on the application. I welcome the applicants improvements to the service yard being nearest the neighbour and relocating it to the other side of the building, in addition I welcome the acoustic fence and silent tarmac. However as it is a new construction I would prefer it if they extended the 'silent tarmac' to the pavement roadside, therefore helping to cushion noise from delivery trolleys.

I am also still concerned about the delivery times that they propose, across Wiltshire Environmental Protection team have experienced noise from early morning deliveries that is difficult to enforce against once the planning permission has been granted. Through our experience it is best that delivery times are controlled through conditions rather than formal legal proceedings in the future which can cost both the council and the applicant an unnecessary waste of resources.

Noise from Deliveries

Therefore I propose that we condition the delivery times: **No deliveries shall occur outside of the hours 7.30 a.m. – 19.00 p.m. Mondays through to Saturdays and 10.00 – 16.00 on Sundays. Except for newspaper deliveries that shall not occur outside of the hours of 6.00 a.m. and 19.00 p.m.**

Noise from plant and machinery

The applicant was happy for me to condition the requirement to control noise from plant and machinery from the service yard. Therefore I propose the following condition: **All building services plant and machinery shall be so sited and designed in order to achieve a Rating Level of -5dB below the lowest measured background noise level, determined as a LA90 at the nearest noise sensitive receptor.**

Noise from construction

To ensure noise from the construction of both the store and the houses does not affect the amenity of the neighbouring properties I recommend the following condition: **No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.**

Lighting

No external lighting shall be installed on site until a scheme of external lighting, including the measures to be taken to minimise sky glow, glare and light trespass, has been submitted to and approved in writing by the Local Planning Authority. The external lighting scheme shall be designed so as to meet the criteria for Environmental Zone E2 as defined by the Institute of Lighting Professionals 'Guidance Notes for the Reduction of Obtrusive Light' 2012. The approved scheme shall be implemented in full before the development is first brought into use and shall be maintained in effective working order at all times thereafter.

I hope the wording of these conditions works for you, however feel free to make alterations if you feel it fits your style of writing. If you wish to discuss my comments, please do not hesitate to contact me.

Yours sincerely

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