From: Morse, Trish
To: Sims, Steven
Subject: 18/05086/FUL - Thoulstone Park Golf Club
Date: 09 August 2018 14:23:52
Attachments: image001.png
image002.png

Dear Steve,

I write regarding the above application to demolish the former golf club and driving range and construction of a self-catering holiday complex to include restaurant, farm shop, conference space, leisure facilities and staff accommodation. My colleague Steve Manning has provided a response to you regarding Air Quality and Contaminated Land matters.

There are nearby existing residential property in close proximity to the application site, and in particular close to the entrance to the proposed development. A noise assessment was carried out and report submitted with the application, however further assessment will need to take place should permission be granted. I therefore I recommend the following conditions are applied to any approval of this application to preserve amenity levels at nearby residential properties:

- 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.

- No burning of waste or other materials shall take place on the development site during the demolition/construction phase of the development.

- No development shall commence on site until a construction management plan has been submitted to and approved in writing by the local planning authority. The plan shall include details of the measures that will be taken to reduce and manage the emission of noise, vibration and dust during the demolition and/or construction phase of the development. It shall include details of the following:
  i. The movement of construction vehicles;
  ii. The cutting or other processing of building materials on site;
  iii. Wheel washing and vehicle wash down facilities;
  iv. The transportation and storage of waste and building materials;
  v. The recycling of waste materials (if any)
  vi. The loading and unloading of equipment and materials
  vii. The location and use of generators and temporary site accommodation
  viii. Pile driving (If it is to be within 200m of residential properties)
  The construction/demolition phase of the development will be carried out fully in accordance with the construction management plan at all times.

- No development shall commence on site until a scheme of acoustic insulation and noise control has been submitted to and approved in writing by the Local Planning Authority. The scheme should specify the acoustic insulation and other measures to be put in place to prevent and control the emission of noise from the development including noise from plant installed on site. The approved scheme shall be implemented in full before the development use commences and maintained at all times thereafter.

  In discharging this condition the applicant should engage an Acoustic Consultant. The consultant should carry out a thorough background noise survey and noise assessment in accordance with:
  BS4142:2014 (or any subsequent version) and demonstrate that the rating noise level is at or below the background noise level at the nearest off site noise sensitive property.

  BS8233: 2014 and demonstrate that the noise generated by the development will not cause an exceedence of the guideline noise levels contained in Section 7.7 BS8233:2014 at any residential or other noise sensitive property near to the development. The report should also demonstrate that internal maximum noise levels in bedrooms will not normally exceed 45dB LAmax between the hours of 23:00 and 07:00.

- The use hereby permitted for the farm shop, restaurant and leisure facilities shall only take place between the hours of 0700hrs and 2200hrs.

- No deliveries shall be made to, or collections made from, the community/ commercial units included in the development hereby approved except between the hours of 0700hrs and 1800hrs Monday to Saturdays, with no deliveries or collections on Sundays or Bank/ Public Holidays.

- No development shall commence on site until a scheme of works for the control and dispersal of atmospheric emissions from the commercial units including the restaurant kitchen, and in particular odours & fumes has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the development is first brought into use and shall be maintained in effective working condition at all times thereafter.

  In discharging this condition we recommend the applicant ensures that the ventilation system discharges vertically at a height of at least 1m above the height of any nearby sensitive buildings or uses and not less than 1m above the eves.

  In discharging this condition we recommend the applicant consults the Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (DEFRA 2005).

- 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 E1 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.

The following informatives should also be included as part of any approval of this application:

- INFORMATIVE: Food Business Registration: Under Article 6 of EC Regulation 852/2004 all businesses who prepare, store, transport or sell food must register their food business with the local authority. This obligation also applies to any organisations who donate food (such as charities and homeless shelters), those who produce food in their homes for members of the public and those who use vehicles to transport or serve food from a vehicle. Food businesses must register with their local authority at least 28 days before they begin to operate. Food business operators in Wiltshire can register their food businesses free of charge through the following web page:

http://www.wiltshire.gov.uk/communityandliving/publicprotection/foodsafety/foodsafetyinformationforbusinesses/foodbusinessregistration.htm

- INFORMATIVE: Licensing Act 2003: This development may require a licence, issued under the Licensing Act 2003 by the local authority, in order to legally operate. The operator should ensure they have obtained any legal authorisations required before they begin operating. Further information can be found on the following web page: http://www.wiltshire.gov.uk/businesssupportandadvice/licencestreettrading/applyforalicence/licensingact2003.htm

if you have any queries on this, please do not hesitate to contact me.

Kind regards,

Trish Morse
Public Protection Officer (Environmental Control & Protection)

Wiltshire Council
Bournehill
Salisbury
SP1 3UZ

Please note I work part-time. Below are my working days over the coming weeks for your information.

Monday 2nd – Wednesday 4th July
Wednesday 11th – Thursday 12th July
Monday 16th – Wednesday 18th July
Wednesday 25th – Friday 27th July

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