

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

5 December 2012

AUTHOR/S: Planning and New Communities Director

S/1727/12/OL – STAPLEFORD

Outline application, including means of access, for the erection of up to 8 dwellings and associated parking and landscaping following the removal of hardstanding, at 29-35 London Road for Welch's Group Holdings Ltd

Recommendation: Delegated Approval

Date for Determination: 17 October 2012

A. Update to the report

Agenda report heading – Environmental Health Officer comments

The Environmental Health Officer raises no in-principle objections subject to conditions to address the following issues:

- Construction noise/vibration and dust – during demolition and construction, neighbouring properties may be exposed to construction noise, vibration and dust. These impacts should be mitigated and controlled by imposing the following conditions:
 - No construction work, collections or deliveries outside the hours of 8am-6pm Monday-Friday, 8am-1pm Saturdays and not at all on Sundays and Bank Holidays.
 - Details of any piled foundations, and measures to protect local residents from noise and vibration
 - Measures to minimise dust during the construction period.
- London Road traffic noise – the site is exposed to relatively high levels of traffic noise from London Road, and this has the potential to have an adverse impact upon the amenities of future occupiers. Noise mitigation measures recommended in the submitted assessment include sound reduction/acoustic glazing and mechanical ventilation systems. This approach is acceptable in principle but, as this is a detailed design issue, a condition requiring a noise insulation scheme should be added to any consent.
- Artificial lighting has the potential to harm the amenities of existing and proposed residents, and a condition requiring artificial external lighting details should be added to any consent.
- Any consent should also be subject to a condition requiring the submission of a Waste Management Strategy.

Officers recommend that the aforementioned conditions be included within any permission in addition to those set out in the original report.

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