

MEMO TO

Assistant Director (Planning)

From: **Craig Sharp**
Chief Environmental Health Officer
Deputy Director Environment

Date : 01/02/2017
Your Ref : 06/2016/1240
Our Ref : 025057/LJP
Ext No : 6861

Planning Application Number: 06/2016/1240
Re : 21/21A Cannon Street, Preston

This department has no objection in principle to this planning application; however the following matters should be conditioned as part of the planning approval if granted:

Ventilation system

It is appreciated that the use class of the commercial unit is as yet undecided. However if the A3 use option is selected, details of the ventilation system serving the premises shall be submitted to the local planning authority prior to use for approval.

Noise

I can confirm that the glazing and ventilation measures recommended in the noise impact assessment from Martin Environmental Solutions (November 2016) are acceptable.

The rating levels for cumulative noise from any associated plant and machinery associated with the commercial unit shall not exceed 10 decibels (measured in dB(A)) below the background noise level at the nearest noise sensitive premises to the proposed development as assessed in accordance with British Standard 4142 (2014).

Contaminated land

If during site preparation or development works contamination is encountered or is suspected in areas where it had not been anticipated, then a scheme for detailed investigation, risk assessment, remediation and verification shall be submitted for the written approval of the local planning authority prior to all but urgent remediation works necessary to secure the area. The remediation scheme shall be carried out in accordance with the approved details.

The measures recommended in the Desk Study from Demeter Environmental Ltd. are acceptable.

Louise Purdy
Environmental Health Officer

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