

Housing & Development Control,
Town Hall, Manchester Road,
Burnley,
Lancashire,
BB11 9SA.

Our ref: 22/00499/EPPLAN

Officer: Michaela Gleave

Tel: 01143 999063

Date: 24th May 2022

Dear Sir/Madam,

APPLICATION: FUL/2022/0149

**PROPOSAL: Full planning application for the erection of 200 dwellings
and associated work**

AT: Hollin Cross Farm Woodplumpton Road Burnley Habergham Eaves BB11 3RS

Further to your consultation regarding the above application, Environmental Health has no objection in principle to the proposed development of the site, regarding noise, light, dust or odour nuisance, but would recommend that the following conditions are included as part of the approval if granted:

- No development shall take place until a site specific Construction and Environmental Management Plan has been submitted to and been approved in writing by the Local Planning Authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:
 - Noise monitoring protocol
 - Procedures for maintaining good public relations including complaint management, public consultation and liaison;
 - All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours: 07:00 Hours and 18 00 Hours on Mondays to Fridays and 08 00 and 14 00 Hours on Saturdays and; at no time on Sundays and Bank Holidays;
 - Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.
 - Mitigation measures to minimise noise disturbance from construction works.
 - Procedures for emergency deviation of the agreed working hours;
 - Control measures for dust and other air-borne pollutants, including on-site wheel washing facilities;
 - Measures for controlling the use of site lighting whether required for safe working or for security purposes.

Reason: to demonstrate that environmental risks have been evaluated and appropriate measures have been taken to minimise the risks of adverse impacts to air, land and water quality, whilst assessing vibration, heat, energy, light and noise pollution both during their construction and in their operation in accordance with Policy NE5 of Burnley`s Local Plan and to ensure there is no unacceptable adverse impact on the amenity of neighbouring occupants or adjacent land users in accordance with Policy SP5 of Burnley`s Local Plan.

Yours faithfully,

Environmental Protection Team