

P21-1420

09 September 2021

Ms Emma Williams  
Development Management,  
Darlington Borough Council  
Town Hall,  
Darlington,  
DL1 5QT

Dear Emma,

**P21-1420: APPLICATION TO AMEND CONDITIONS 20 OF DECISION NOTICE 12/00391/FUL.**

Pegasus Group are writing on behalf of CPI with regards to the submission of the above Section 96a application to Darlington Borough Council via the Planning Portal. The current condition reads:

*"Condition 20 - Before development takes place on each phase of the development no noise emitting fans, louvres, duct, or other external plant and machinery associated with the development shall be installed until a noise assessment and if necessary a scheme to reduce noise and vibration has been submitted and approved in writing by the Local Planning Authority. The approved scheme shall be complete prior to the first occupation of the buildings and shall thereafter be retained.*

*REASON - To protect the amenities of the area"*

It is proposed to be amended to read as:

*"Condition 20 - Before development takes place on each phase of the development **(or before the commencement of operations for development at Phase 1 of land north of Silver Place)** no noise emitting fans, louvres, duct, or other external plant and machinery associated with the development shall be installed until a noise assessment and if necessary a scheme to reduce noise and vibration has been submitted and approved in writing by the Local Planning Authority. The approved scheme shall be complete prior to the first occupation of the buildings and shall thereafter be retained." **(additional text in bold).***

The proposed amendment will continue to protect the amenities of the area as the external plant/noise emitting fans will only be in use once the building is operational and the amended condition still requires this detail to be submitted and approved by this point.

I trust the application can be validated and I look forward to confirmation of this at your earliest convenience. Should you require any additional information, please do not hesitate to contact me.

Yours



**Jack Osgerby - Senior Planner**  
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