

Our ref: CW/TR/Q210462
Your ref: S/22/1252/RACH
Email: charlotte.williams@quod.com
Date: 16th January 2024



Planning Department
Swindon Borough Council
Wat Tyler House
Swindon
SN1 2JH

Submitted via Planning Portal (PP-12733661)

Dear Sir / Madam,

Town and Country Planning Act 1990 (as amended)
Application for the approval of details reserved by Condition 9 (Noise Management Plan) of application ref. S/22/1252/RACH, dated 13th April 2023
Land to west of Westmead Drive, Swindon
Submitted on behalf of TP Property Company Limited

We are instructed on behalf of our client, TP Property Company Limited ('TP') ('the Applicant'), to submit the enclosed details pursuant to Condition 9 (Noise Management Plan) of planning permission ref. S/22/1252/RACH, dated 13th April 2023. This is in respect of a builders' merchant at Land to the west of Westmead Drive, Swindon ('the Site').

The application has been submitted via the Planning Portal (PP-12733661) and includes the following documents in line with the Council's validation requirements:

- **Requisite Application Form, duly completed;**
- **Decision Notice (ref. S/22/1252/RACH, dated 13th April 2023); and**
- **Noise Management Plan, prepared by Environoise.**

A payment of £145 has been paid to the Planning Portal on the day of submission, along with the requisite administration fee.

1 Background

On 13th April 2023, planning permission was granted under ref. S/22/1252/RACH for the erection of a builders' merchant (*sui generis*) at Land to the west of Westmead Drive, Swindon for occupation by TP. Specifically, consent was granted for:

"Erection of 1no. commercial building for use as a builders' merchant (sui generis) for the display, sale and storage of building, timber and plumbing supplies, plant and tool hire, including outside display and storage (including storage racking), access and servicing arrangements, car parking, landscaping and associated works".

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The application was subject to 20no. conditions. A copy of the Decision Notice is enclosed. This application seeks to discharge Condition 9 which is a prior to occupation condition, as detailed below.

2 Details pursuant to Condition 9

Condition 9 requires the submission of a Noise Management Plan prior to the occupation of the development. Specifically, it states:

“Prior to occupation of the development hereby permitted, a Noise Management Plan shall be submitted to the Local Planning Authority for its approval in writing. The plan should include the general recommendations made in the noise assessment and how the operator will control noise emissions and prevent excessive noise from deliveries and activities onsite, particularly at ‘noise-sensitive’ times (outside the hours of 0700-2200 and weekends/bank holidays). The development hereby permitted shall then ensure the continued adherence to the approved Noise Management Plan details”.

A Noise Management Plan has been prepared by Environoise and sets out how the proposed operator will control noise emissions and prevent excessive noise from deliveries and activities onsite. This includes general management controls including; periodically verifying the operational status of all noise mitigation measures to ensure they are active and functioning effectively; introduction of signage to reduce the possibility of workers slamming doors, shouting and causing unnecessary noise; and minimising contact between hard surfaces, particularly metal on metal during the unloading / loading process.

Condition 9 can therefore be discharged in full without delay.

3 Conclusion

We are instructed by our client, TP Property Company Limited, to submit the enclosed application to discharge Condition 9 (Noise Management Plan) of planning permission ref. S/22/1252/RACH. The requisite details have been provided in order to discharge the aforementioned condition.

We trust that this information is sufficient for you to validate this application. However, should you require any additional information or seek clarification on a particular point, please do not hesitate to contact us.

Yours faithfully,

Charlotte Williams
Senior Planner