

Consultee Comments for Planning Application 17934/24

Application Summary

Application Number: 17934/24

Address: 19 Egerton Street Farnworth Bolton BL4 7LB

Proposal: PARTIAL CHANGE OF USE FROM HAIRDRESSERS AND GARAGE SERVICES TO 6 NO. SELF CONTAINED APARTMENTS TOGETHER WITH EXTERNAL STAIRCASE TO SIDE ELEVATION.|cr|

Case Officer: Alex Cowling

Consultee Details

Name: Mr Simon Tierney

Address: Mayor Street Depot, Ellesmere Street, Bolton BL3 5DT

Email: Not Available

On Behalf Of: Pollution Control

Comments

Dear Planning Team

Thank you for consulting me regarding this application.

I have no objection to this application in principle however if you are minded to approve this application, I would recommend the inclusion of the following condition: -

ED19 External lighting/floodlighting

Before the development hereby approved is commenced/first brought into use [delete as appropriate] a scheme shall be submitted to and approved in writing with the Local Planning Authority for external lighting/floodlighting. The lighting shall be designed to an illumination value of no more than 5 lux at the nearest residential property. The beam angle of any lights directed towards any potential observer should be kept below 70 degrees. Spill shields should also be fitted (if necessary). The approved scheme shall be implemented in full before the development is first brought into use and retained thereafter.

Reason: To safeguard the character and appearance of the locality and to prevent light pollution and in order to comply with policy CG4 of Bolton's Core Strategy.

NOISE ASSESSMENT REQUIRED

i) Prior to the commencement a noise impact assessment shall be undertaken and submitted to and approved in writing by the Local planning authority, to take into account noise from the nearby traffic, the Railway Hotel Pub, and noise from the motor work business connected to the proposed development.

ii) The building walls and windows of the development hereby approved shall be constructed so as to provide sound attenuation as laid down in BS8233:2014, LAeq/T living rooms 35dB, dining rooms 40dB and bedrooms 30dB (night time) with windows shut and other means of ventilation provided(if necessary). Details of any acoustic insulation/mitigation required shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation. The approved scheme shall be implemented in full before the first occupation and retained thereafter.

iii) Upon completion of any approved remediation schemes, and prior to occupation, a completion report demonstrating that the scheme has been appropriately implemented and the site is suitable for its intended end use shall be approved in writing by the Local Planning Authority.

The discharge of this planning condition will be given in writing by the Local Planning Authority on completion of the development and once all information specified within this condition and other requested information have been provided to the satisfaction of the Local Planning Authority and occupation/use of the development shall not commence until this time, unless otherwise agreed by the Local Planning Authority.

Reason: To safeguard the amenity of the future occupants of the development and to comply with Core Strategy policy CG4.

Kind regards

Simon Tierney
Technical Officer Pollution Control
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