

From: Green Beverley
Sent: 10 March 2021 14:33
To: Pickrell Mark
Cc: development.control@charnwood.gov.uk
Subject: P/20/2380/2- Barkby Road, Queniborough, Leicestershire

To: Charnwood Development Control
FAO: Mark Pickrell

From : Head of Regulatory Services
Please Contact: Bev Green
Direct Line: 01509 634626
Our Ref: 143853

Date: 10 March 2021

Hi Mark

APPLICATION NO: P/20/2380/2
PROPOSAL: Outline application for up to 150 dwellings, together with new open space, landscaping and drainage infrastructure, with all matters reserved except for access.
LOCATION: Barkby Road, Queniborough, Leicestershire

I refer to your consultation document dated 22 February 2021 regarding the above application and would confirm that I have no objection to the proposal in principle.

The acoustic report submitted with the application confirms that whilst most of the site will be suitable for residential occupation dwellings directly facing Barkby Road, gardens close to Barkby Road and properties close to the 'dominant' noise source at Queniborough Industrial Estate, will require enhanced noise mitigation measures to minimise impact to future occupiers. Should permission be granted the mitigation measures recommended in Section 6 of the report, namely enhanced glazing and acoustic ventilation, 2m high acoustic fencing for gardens, design and layout of dwellings, should be conditioned as part of the development.

In addition impacts of traffic generated by the proposed development on local air quality should be assessed including the impacts on future and existing receptors, with the potential for cumulative effects from other future development also considered.

I would also recommend a ground investigation report to identify the nature, extent and scale of any ground contamination and if necessary production of a remediation scheme to avoid risk to the occupiers/buildings/environment when the site is developed.

The applicant should also be made aware of the following: The site is situated in close proximity to existing residential premises and there is therefore the potential for noise and dust nuisance to local residents from development of the site. All demolition/construction work shall be carried out in such as manner as to minimise the risk of dust or noise nuisance. All work shall follow recognised good practice such as those detailed in BS 5228 "Noise control on construction and open sites", the BRE report "Control of Dust from Construction and Demolition Activities".

Regards

Bev

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