
MEMORANDUM

To: Planning Services

Date: 13th September 2019

Your Ref: DMPA/2019/0984

Our Ref: 52838

In the event of a query, please contact: **MATT HOLFORD ON EXT. 5856**

Proposal: Proposed change of use from (D1) Drinking Establishment to (C3) 4no. one bedroom flats and 9no. two bedroom flats

Location: The Castle Hotel, Station Road , Hatton, Derby, DE65 5DW

Thank you for the recent consultation on this planning application.

I have considered this application in relation to the potential environmental impacts. I have also read the relevant technical reports submitted in support of the application.

In my opinion, the key potential environmental impacts of the development are;

1. The potential exposure of new sensitive receptors associated with the development to existing sources of noise & odour, most notably from local traffic noise and the nearby Nestle factory;
2. The impact of the proposed development on local air quality:

I am satisfied that the impacts of the proposed development will be acceptable in planning policy terms provided that the following conditions be attached;

Noise

The proposed development will be exposed to both transport noise from the local noise network and from the Nestle factory, although the exact level of noise exposure has not been quantified in the planning application.

In order to ensure that the future occupiers of the development are adequately protected from external noise sources I would recommend the following condition

The glazing of all aspects of the proposed dwelling consisting of noise sensitive rooms shall be double glazing to an acoustic rating of at least 33 Rw and provided with sufficient trickle ventilation to meet the requirements of Building Control Approved Document F (Ventilation).

Reason: To protect those living in the dwellings from traffic or other external noise sources, in accordance with local planning policy SD1.

Air Quality

The development will introduce additional road traffic onto the local network with a resulting adverse impact on air quality. I would therefore recommend the following condition

Recharge points for electric vehicles shall be provided within the development to comply with the following criteria:

Residential	Commercial / Retail	Industrial
-------------	---------------------	------------

1 charging point shall be provided per unit (house with dedicated parking)	1 charging point for every 10 parking spaces (this may be phased with 5% provision initially and a further 5% trigger)	1 charging point for every 10 parking spaces (this may be phased with 5% provision initially and a further 5% trigger)
1 charging point per 10 spaces where the individual units have no allocated parking		
To prepare for increased demand in future years, appropriate cable provision should be included in scheme design and development in agreement with the local authority.		

Residential charging points shall be provided with an IP65 rated domestic socket 13amp socket, directly wired to the consumer unit with 32 amp cable to an appropriate RCD. This socket should be located where it can later be changed to a 32amp EVCP. Non-residential charging points shall be supplied by an independent 32 amp radial circuit and equipped with a type 2, mode 3, 7-pin socket conforming to IEC62196-2. Alternative provision to this specification must be approved in writing, by the local planning authority

The electric vehicle charging points shall be provided in accordance with the stated criteria prior to occupation and shall be maintained for the life of the approved development.

Reason: In order to safeguard the amenities of the occupiers of the proposed development in respect of atmospheric pollution in compliance with the South Derbyshire Design SPD & policy BNE1.

Informatives

The development is in close proximity to the Nestle factory which, by its very nature, periodically emits significant quantities of odour which could have an adverse material impact on the future occupiers of the proposed development.

Recent precedent was set in a planning case in Tower Hamlets Council (application ref PA/16/02806) whereby it was agreed that a Deed of Easement will be signed by the developer of new residential units and the operators of an existing commercial enterprise which is likely to adversely impact on the occupiers of the new units, all be it not to such an extent that a statutory nuisance is created under s.80 of the Environmental Protection Act 1990. This is based on the Agent of Change principle set out in para 182 of the NPPF

I would recommend that a similar arrangement be given strong consideration in this case.

If you have any enquiries or would like any further information please do not hesitate to contact me.

Matthew Holford
Head of Environmental Services