

Proposal: Submission of Details Pursuant to Conditions: 2 (Material Samples), 8 (Tree Protection/Removal), 11 (Cycle Parking), 15 (External Lighting and CCTV Cameras), 18 (Noise Protection Scheme) and 19 (Acoustic Report) on Planning Permission 6/2016/1739/MAJ dated 02/02/2017

Information supplied by the applicant is suitable for the discharge of the condition relating to proposed plant as it is to meet the 10dB below background requirement (Condition 19)

No details relating to the extract system for the residential properties has been provided, in this instance, relying on ventilation from the bathroom/kitchen is not often seen as sufficient. It is recommended that the applicant carries out a SAP assessment or similar which shows whether the ventilation rates (which are different to the conditions requirements) will be sufficient to stop the properties overheating with windows closed, as essentially, opening windows facing the motorway will create a poor internal environment within the properties. Therefore Condition 18 cannot be discharged.

No vertical lux diagrams have been provided to enable an assessment of potential light ingress into windows, therefore, Condition 15 cannot be discharged.