

I have given this some thought with respect to noise as there is some potential for noise disturbance from the use of the site. However, in mitigation; there is a distance of approximately 180 metres at least to the nearest noise sensitive property, the site is likely to be used during the day and there is a school in close proximity so the noise levels would be of a similar nature and level to that produced by the school.

But there does not seem to be any assessment of the impact of noise from the site on the surrounding neighbourhood.

It would be useful to ascertain whether there will be any plant and equipment that may be in use overnight that may result in noise disturbance when background levels are markedly lower.

The applicant should endeavour to make some sort of assessment of noise impact on the nearest dwellings due to daytime noise too. It may be that due to the distance there will be minimal impact but as far as I can see there is no statement to that effect. If there are subsequent noise complaints we are obliged to investigate and the owner may be required to carry out some mitigation works if a noise nuisance is established. It would be preferable to prevent this at the outset rather than rely on a resolution once the site has been built.

It would be really useful to include some informatives regarding food safety, health and safety and infectious disease control to ensure the applicant designs in any legal requirements rather than wait to carry out costly amendments once the site has been built.