

Broad Oak Farm, Linthwaite

Planning Approval Ref 2021/62/91571/W

Covering Note in Relation to Application for Discharge of Condition 16 – Acoustic Ventilation Measures

The condition relates to the recommendations contained in Noise Impact Assessment dated 1-3-21 issued by ENS Ltd (ref NIA/9248/20/9221/v3) concerning the acoustic impact of Church Lane and subsequent mechanical ventilation provision to prevent a noise nuisance issue arising.

In relation to this we would refer first to paragraph 5.02 of the report. This indicates that the issue relates to 'dwellings fronting onto Church Lane'. At the time the report was written the proposed scheme contained multiple dwellings fronting onto Church Lane. However design changes occurred during the planning process, which mean that there is now only a single dwelling fronting onto Church Lane. Thus the provisions only apply to plot 125.

The report goes on to provide a specification for acoustic protection and subsequent ventilation. This can be found in paragraphs 5.05, 5.10-14 and Table 5.1. We can confirm that Plot 125 will be constructed to comply with these measures.