

ENVIRONMENTAL PROTECTION CONSULTATION RESPONSE

Location: Land To Rear Of, 156 - 172, South Street, Bridport, Dorset

Application Reference & Proposal: P/FUL/2024/04613 Please see the attached correspondence relating to planning application P/FUL/2024/04613

Proposal: Redevelopment for erection of retirement living accommodation comprising 48 apartments, 25 cottages, communal facilities, access, car parking and landscaping to create an integrated retirement community.

Recommendation: (x in a box)

	No comment
X	Comment
X	Recommend conditions and or modifications (set out below)
	Refusal (reasons set out below)

Conditions

It is recommended that the following conditions be applied:

Before commencement of construction of the development, the applicant shall submit to the local planning authority, for approval in writing, a written report identifying any external noise – producing plant on the development (for example, but not necessarily limited to, air handling plant), assessing the noise from these as it affects existing residential receptors, and identifying any necessary noise mitigation measures. The report shall have regard to appropriate nationally – recognised standards and criteria, and shall be prepared by a suitably qualified and competent acoustic consultant. If no such noise – producing plant is to be included in the development, the applicant shall notify the local planning authority of this in writing before commencement of construction. **Reason:** to ensure amenity of nearby residential dwellings in accordance with Local Plan ENV16.

Before occupation of the development, any noise mitigation measures identified by the applicant and approved by the local authority in pursuit of Condition 1 above shall be implemented. **Reason:** to ensure amenity of nearby residential dwellings in accordance with Local Plan ENV16.

Before commencement of construction of the development, the applicant shall submit to the local planning authority, for approval in writing, a written report identifying any nearby odour sources (for example, but not necessarily limited to, restaurants/takeaways), assessing the odour from these as it affects the development, and identifying any necessary odour mitigation measures. The report shall have regard to appropriate nationally – recognised standards and criteria, and shall be prepared by a suitably qualified and competent air quality consultant. The report shall include those activities that businesses or other facilities are permitted to carry out, even if they are not occurring at the time of the application being made. **Reason:** to ensure amenity of residents of the proposed new development in accordance with Local Plan ENV16.

Before occupation of the development, any odour mitigation measures identified by the applicant and approved by the local authority in pursuit of Condition 3 above shall be implemented. **Reason:** to ensure amenity of residents of the proposed new development in accordance with Local Plan ENV16.

Comment

It is essential that the application and associated contaminated land report be referred to the local planning authority's contaminated land consultant.

Name: Steven Horsler
Title: Environmental Health Officer
Date: 23 October 2024

Please return to: planningteamd@dorsetcouncil.gov.uk