

From: Burrage, Susannah
Sent: 10 August 2018 14:52
To: Close, Roland <Roland.Close@herefordshire.gov.uk>
Subject: Lidl Ross 182387

Dear Roland, please find attached. I visited the site yesterday and spoke to Mr and Mrs Wolf, the occupants at Hilderlsey House who also own the site and the neighbouring rented property at Hildersley Lodge. Bets wishes

Susannah Burrage
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**TO: DEVELOPMENT MANAGEMENT- PLANNING AND
TRANSPORTATION**
**FROM: ENVIRONMENTAL HEALTH AND TRADING
STANDARDS**



APPLICATION DETAILS

260856 / 182387

Land at Wolf Business Park, Ross-on-Wye, Herefordshire

Susannah Burrage, Environmental Health Officer

I have received the above application on which I would be grateful for your advice.

The application form and plans for the above development can be viewed on the Internet within 5-7 working days using the following link: <http://www.herefordshire.gov.uk>

I would be grateful for your advice in respect of the following specific matters: -

<input type="checkbox"/>	Air Quality	<input type="checkbox"/>	Minerals and Waste
<input type="checkbox"/>	Contaminated Land	<input type="checkbox"/>	Petroleum/Explosives
<input type="checkbox"/>	Landfill	<input type="checkbox"/>	Gypsies and Travellers
<input type="checkbox"/>	Noise	<input type="checkbox"/>	Lighting
<input type="checkbox"/>	Other nuisances	<input type="checkbox"/>	Anti Social Behaviour
<input type="checkbox"/>	Licensing Issues	<input type="checkbox"/>	Water Supply
<input type="checkbox"/>	Industrial Pollution	<input type="checkbox"/>	Foul Drainage
<input type="checkbox"/>	Refuse	<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	

Please can you respond by ..

Comments

My comments are with regard to potential noise and nuisance issues that might arise from development. This proposal is for a full planning application for a supermarket to the north of the site and outline permission for employment use to the south.

Supermarket proposal

At the pre-app stage I expressed reservations regarding the location of the plant and delivery area to the eastern side of the proposal due to their close proximity with Hildersley House and Hildersley Lodge. The applicant has submitted a noise impact assessment using the methodology contained in BS4142 to examine the impact of proposed plant against background noise levels when specialist acoustic enclosures are installed and the required sound reduction to be achieved. The assessment finds that with the attenuation specified for the proposal plant there will be a low impact. Therefore should this attenuation be implemented I would have no objections to the proposal on plant noise grounds.

However, the noise impact assessment does not address the issue of the noise and timing of deliveries at the supermarket and their impact on neighbours, although it is specified that only one or two deliveries take place each day. It would be helpful if the actual noise from deliveries and their timings could be addressed in the applicant's submission.

A detailed lighting proposal is supplied and our department has no objections to this on noise nor nuisance grounds.

Employment site

In the absence of further information regarding the proposed use of the part of the site which relates to employment use the noise assessment proposes day, evening and night time noise rating limits taking into account acoustic feature corrections for operational noise and similar for vehicular noise and paragraph 7.3 contains a discussion regarding general principles to be followed for noise attenuation at any full planning application stage. This proposal presumes that the site will be operating without time restrictions.

From a noise perspective I do have reservations regarding the proposed B2 use so close to the residential properties at the east and my recommendation is that there is a B1 and B8 use only buffer for the proposed units so close to Hildersley House and Lodge. In the absence of this specification, we are likely to recommend with any full application submitted that no external plant is installed to the industrial units without planning permission .

Signed: Susannah Burrage

Date: 10 August 2018