

**RE: 18/04504/OUTMAJ | Outline application for erection of 43 dwellings (Access and layout considered) |**

**2 Hutton Bank Ripon North Yorkshire**

The following pictures and commentary provide an assessment of the likelihood of existing activities at Ripon Land Rover giving rise to noise, odours, fumes and external light pollution that could cause a significant adverse effect on the amenities of residents of the proposed development.

Activities at Ripon Land Rover are controlled by **Planning Permission 6.500.172 granted 20<sup>th</sup> April 1999** which authorised that development. In relation to the issue of the potential for activities at Ripon Land Rover to impact on the proposed development, the Permission heavily regulates the potential for any noise, odours, fumes or external light pollution to be emitted from the site. The following Planning Conditions were imposed on that development and remain 'in force'. A copy of that Permission is included as Appendix A.

**Condition 4:** no external storage allowed

**Conditions 5 and 6:** control external lighting. No application has been made for external lighting to discharge these conditions .

**Condition 13** controls the use of the site to a vehicle showroom with parts workshop – a specific use which is unlikely to give rise to any amenity impacts (being a quasi-retail use).

**Condition 15** prevents any new external openings being inserted in the building including any vents or extraction equipment.

**Condition 16 states:** All working shall be carried out within the building hereby approved, ***with external doors closed,*** and no work shall be undertaken when outside the confines of the building with the exception of deliveries (including vehicle deliveries) and emergency repairs, or as may otherwise be approved in writing by the Local Planning Authority.

**Condition 18 states:** The workshop use hereby approved shall not be operative other than between the hours of 0730 to 2100 Monday to Friday, between the hours of 0800 to 1700 on Saturdays and between the hours of 1000 and 1700 on Sundays and Bank Holidays.

**Condition 19 states:** Notwithstanding the details specified in condition 18 above, between the hours of 1800 and 2100 on Mondays to Fridays, between the hours of 1300 to 1700 on Saturdays and between the hours of 1000 to 1700 on Sundays and Bank Holidays, no access shall be gained to the premises (including the washing and valeting areas) via any of the doorways in the south west elevation of the building and all access and exit to and from the workshop/washing and valeting areas shall be obtained via doorways in the north east elevation with vehicular access only by means of the access road indicated in yellow on the attached plan.

**Condition 20** limits the hours for deliveries.

**Condition 21 states:** Outside the hours specified in condition 18 above, parts deliveries shall only take place via the special access to the south west of the building indicated in green on the attached plan. Parts delivery vehicles shall not be allowed to access around the building by virtue of the provision of gates or barriers in such locations as might be approved in writing by the Local Planning Authority which, together with adequate turning facilities to allow access and exit to take place via the route indicated in green on the attached plan shall be provided prior to the bringing into use of the

development. Outside the hours specified in condition 18 all audible reversing alarms in vehicles making parts deliveries shall be disabled whilst manouevring takes place unless otherwise approved in writing by the Local Planning Authority.

Condition 25 states: Any compressors installed to serve the development shall be soundproofed and sited within the building to the satisfaction of the Local Planning Authority unless otherwise approved in writing by the Local Planning Authority.

Conditions 26 and 27 control any potential noise emissions from the site to levels that are compatible with near by dwellings.

Views of southern Elevation: Showroom window and pedestrian entrance; parked cars to forecourt. No potential for any noise, dust or fume sources. Emanating from the building from this elevation.



View of western elevation at its southern end: Showroom window extend around the corner – no openings in this part of the elevation = no potential for any noise, dust or fume sources. There are also no external floodlighting posts or wall mounted floodlights with the potential to cause light pollution. No external storage or external working bays – just parking bays and a substantial landscape buffer before the proposed development site.



Views of western elevation approximately mid-way along. Service bay door visible including view inside. No fixed source equipment that could generate potential for any noise, dust or fume sources. There are also no external floodlighting posts or wall mounted floodlights with the potential to cause light pollution. No external storage or external working bays – just parking bays and a substantial landscape buffer (which widens at this point) before the proposed development site.





View of northern part of the site. This area lies beyond the northern most boundary of the application site as indicated below and is in fact adjacent to existing dwellings.



Views of northern part of the site: This shows this area is just in fact car parking. There is no external storage or any land where operations take place that could potential generate noise, fumes or dust. There is no external floodlighting.



View of the eastern elevation: no external yards or working areas with a limited row of car parking situated before a steeply banked landscape strip. No potential for noise, fume, dust or lighting sources to have any impact on the proposed development.

