

Dealt with by: Environmental Health

Our Ref: SMD/2021/0384

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Date: 27th July 2021

MEMORANDUM: PLANNING CONSULTATION
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LOCATION

Land South of
Totmonslow Farm Draycott Road
Totmonslow
Upper Tean

PROPOSED DEVELOPMENT

Request for an EIA Screening Opinion for a proposed solar photovoltaic (PV) farm development with continued agricultural use, ancillary infrastructure and security fencing, landscaping provision and ecological enhancements

Potential Areas of Environmental Concern

1. Noise :
 - a. During construction/demolition, b. noise from plant and machinery associated with operation of a solar farm.
2. Air Quality :
 - a. Dust during demolition and construction.
3. Glare from solar farm.

General Comments –

The primary environmental health concerns with this development will be noise during construction/demolition phase, noise from associated plant and machinery during the operational phase and glare.

The construction impacts can be addressed through condition. The applicant advises on operational noise impacts– “The only noise arising from the development will be associated with the equipment used to keep the inverter units cool during hot weather. These are unlikely to be audible from outside the site.” Typically solar farms do not cause noise issues but given the size of this development and proximity of noise sensitive receptors the applicants statement should be supported the form of a site specific noise assessment with validated technical specifications if a full planning application is made.

The solar farm should be sufficiently screened so as not to cause glare to all nearby neighbouring properties. It would be advisable that a condition is placed on the permission to ensure where there is potential for glare to impact on neighbouring properties that mitigation steps are taken in the form of screening to prevent this problem.

Advisory:

Any approved noise scheme and measurements should pay due regard to British Standard BS8233: Sound insulation and noise reduction for buildings (Code of Practice), BS4142:2014 Methods for rating and assessing industrial or commercial sound and/or the Building Regulations 2010 Document E or other appropriate guidance.