

To clarify the points you have raised by Environmental Health in relation to Heron Autos.

Environmental Health officer comments:

a) For the proposed ground floor 2 bedroom apartment with windows facing onto the undercroft parking bays, noise will be an issue. Plus with the openable windows and with or without trickle vents, there is the probability of impact from vehicle fumes.

This property has been re-designed to be a single aspect apartment with views to the west only. There is only one window facing west to the undercroft and this is from the bathroom which will be obscured glazing and non-opening.

b) The proposed access road as mentioned above, will also be carrying vehicular traffic to and from Heron's Auto's on most days, passing in close proximity to the bedroom windows of the proposed apartments situated on the south east corner of the development.

Furthermore, I have concerns that

noise, and potentially fumes, from a business whose core operations are mechanical repairs and MOT's to cars / vans, motorcycles & other vehicles, will impact adversely on residential receptors especially those closest to the source.

This issue has been tackled by the re-designing of all the apartment layouts in this south east corner of the site. This has been achieved by the introduction of masking buttress which physically separate direct noise from Heron's to the principle windows of these apartments. There is only one window facing east and this is from the kitchen which will be obscured glazed and non-opening.

Both solutions to the concerns raised by Environmental Health have resulted in physical re-working of the design to 'look away from' Heron's Autos. It is argued that this is a good solution and results in the proposed properties having a better living environment than the existing flats above 3 Station Road.

If you need any further information please let me know

Regards

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