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| **DRAFT CONDITIONS OF CONSENT**  **DEVELOPMENT APPLICATION 2020/0201 (PPSNTH-41)** |

**Development Application No** .**DA2020/0201**

**Demolition of school rooms and canteen and construction of a new science and GLA building**

**Property:-**

**Lots 3, 4, 7 & 9, Section 9, DP758236**

**Lot 1 DP1152394**

**Lot 4 DP823664**

**No. 122, 126 & 128 Canterbury Street, Casino**

**Activities ACKNOWLEDGED under the Local Government Act 1993, in conjunction with this application:**

Section 68 Approvals:

* Carry out water supply work
* Carry out sewerage work
* Carry out stormwater drainage work
* Connect a private drain or sewer with a public drain or sewer under the control of a council or with a drain or sewer which connects with such a public drain or sewer

**DETAILS OF CONDITIONS**

The conditions of consent are set out as follows:

1. In granting this development consent, Council requires:

 All proposed buildings be constructed in accordance with any amendment or modification outlined in these conditions

 All proposed works be carried out in accordance with any amendment or modification outlined in these conditions

 Any proposed use of buildings or land be in accordance with any amendment or modification outlined in these conditions

and be substantially in accordance with the following plans and documents:

* Cover Sheet, Project Number 18019, Drawing DA01 Revision 1, prepared by DRA Architects and dated 12/3/2020
* Site Plan, Project Number 18019, Drawing DA02 Revision 1, prepared by DRA Architects and dated 12/3/2020
* Site Views 1, Project Number 18019 Drawing DA03 Revision 1, prepared by DRA Architects and dated 12/3/2020
* Site Views 2, Project Number 18019 Drawing DA04 Revision 1, prepared by DRA Architects and dated 12/3/2020
* Demolition Plan, Project Number 18019 Drawing DA05 Revision 1, prepared by DRA Architects and dated 12/3/2020
* Ground Floor Plan, Project Number 18019 Drawing DA06 Revision 1, prepared by DRA Architects and dated 12/3/2020
* First Floor Plan, Project Number 18019 Drawing DA07 Revision 1, prepared by DRA Architects and dated 12/3/2020
* Elevations, Project Number 18019 Drawing DA08 Revision 1, prepared by DRA Architects and dated 12/3/2020
* Sections, Project Number 18019 Drawing DA09 Revision 1, prepared by DRA Architects and dated 12/3/2020
* Sections 3D, Project Number 18019 Drawing DA10 Revision 1, prepared by DRA Architects and dated 12/3/2020
* Conservation Policy, Section 8 of the St Mary’s Catholic College Casino NSW, Statement of Heritage Impact and Conservation Policy prepared by Everick Heritage Pty Limited and dated March 2020
* Statement of Environmental Effects for Demolition of Existing School Building and Development of New Classrooms at 122, 126 & 128 Canterbury Street, Casino NSW, prepared by Newton Denny Chapelle Pty Ltd and dated April 2020.
* Any additional supporting documents submitted with the application.

A copy/copies of the approved plans are attached to this consent.

***Reason:*** *To correctly describe what has been approved. (EPA Act Sec 4.15)*

1. A final schedule and samples of external finishes and colours sympathetic to the setting of the adjacent heritage items, and in accordance with the provisions of Richmond Valley LEP 2012 and DCP 2015, are to be submitted to, and approved by Council, prior to the issue of the Construction Certificate.

***Reason:*** *To ensure the heritage significance of the St Mary’s Church and Presbytery are not compromised.*

1. A landscaping plan shall be submitted to approved by Richmond Valley prior to the release of the construction certificate. The landscaping plan shall define the curtilage and pathways around St Marys Church and Presbytery and provide for appropriate plantings within the setting of the heritage items which will filter and soften the impact of the new building to the rear of the heritage items.

***Reason:****To ensure the heritage significance of the St Mary’s Church and Presbytery are not compromised.*

**BUILDING**

1. A Construction Certificate must be obtained from Council or an accredited certifier at least two (2) days prior to any building or ancillary work commencing. Where the Construction Certificate is obtained from an accredited certifier the determination and all appropriate documents must be notified to Council within seven (7) days of the date of determination.

***Reason:*** *Required by Section 6.6 (formerly 81A) of the Environmental Planning and Assessment Act, 1979 and Part 8, Division 2 of the Environmental Planning and Assessment Regulation, 2000.*

1. Notice of Commencement of work at least two (2) days prior to any building or ancillary work being carried out must be submitted to Council on the relevant form.

***Reason:*** *Required by Section 6.6(2) (formerly Section 81A(2))of the Environmental Planning and Assessment Act, 1979 and Clause 136 of the Environmental Planning and Assessment Regulation, 2000.*

1. Notification of appointment of the Principal Certifying Authority must be submitted to the Council two (2) days prior to the commencement of work.

***Reason:*** *Required by Section 6.6(2) (formerly Section 81A(2)) of the Environmental Planning and Assessment Act, 1979 and Clause 135 of the Environmental Planning and Assessment Regulation, 2000.*

1. The work must be carried out in accordance with the requirements of the *Building Code of Australia*.

***Reason:*** *To ensure statutory requirement*

1. **Prior to any work commencing** toilet facilities must be provided at or in the vicinity of the work site.

***Reason****: To provide sanitary facilities for workers.*

1. A fence must be erected surrounding the work site.

***Reason:*** *To protect the health and safety of the school community and public.*

1. Construction works must not unreasonably interfere with the amenity of the neighbourhood. In particular construction noise, when audible on adjoining residential premises, can only occur:

a) Monday to Friday - 7.00 am to 6.00 pm.

b) Saturday - 8.00 am to 1.00 pm.

c) No construction work which will adversely impact on the amenity of the area is to take place outside the above hours, including Public Holidays.

***Reason:*** *To preserve the amenity of the area.*

1. A report prepared by an appropriately qualified person (such as an Occupational Hygienist or Environmental Consultant) is to be submitted to the Certifying Authority, with the Construction Certificate application, detailing whether any asbestos or hazardous materials (such as lead in paints and ceiling dust or asbestos based products) exist on the site that are affected by the proposed building works.

***Reason:*** *To ensure the long term health of workers on site and occupants of the building is not put at risk unnecessarily.)*

1. If asbestos materials are present in the building, the following standard requirements are to be complied with (as applicable):

a. Prior to any work commencing involving the disturbance or removal of any asbestos materials the principal contractor shall give two days written notice to the owner or occupier of any dwelling within 20m of the development site of his intention to carry out the work.

b. The demolition, removal, storage, handling and disposal of products and materials containing asbestos must be carried out in accordance with Richmond Valley Council’s Asbestos Policy and the relevant requirements of WorkCover NSW and the NSW Department of Environment & Heritage (formerly the Environment Protection Authority), including:

* Work Health and Safety Act 2011 and associated regulations
* WorkCover NSW Code of Practice for the Safe Removal of Asbestos
* Australian Standard 2601 (2001) - Demolition of Structures
* The Protection of the Environment Operations Act 1997 and Protection of the Environment Operations (Waste) Regulation 1996.

A copy of Council’s Asbestos Policy is available on Council’s web site at *www.richmondvalley.nsw.gov.au <http://www.richmondvalley.nsw.gov.au>* or a copy can be obtained from Council’s administration office.

c. A Demolition Work Plan must be prepared for the development in accordance with Australian Standard AS2601-2001, Demolition of Structures.

The Demolition Work Plan must include the following information (as applicable):

* The name, address, contact details and licence number of the Demolisher/Asbestos Removal Contractor
* Details of hazardous materials, including asbestos
* Method/s of demolition and removal of asbestos
* Measures and processes to be implemented to ensure the health & safety of workers and community
* Measures to be implemented to minimise any airborne asbestos and dust
* Methods and location of disposal of any asbestos or other hazardous materials
* Other relevant details, measures and requirements to be implemented as identified in the Asbestos Survey
* Date the demolition and removal of asbestos will commence.

The Demolition Work Plan must be submitted to Council and the Principal Certifying Authority (PCA) if the Council is not the PCA, not less than two (2) working days before commencing any demolition works involving asbestos products or materials. A copy of the Demolition Work Plan must also be maintained on site and be made available to Council officers upon request.

Note it is the responsibility of the persons undertaking demolition work to obtain the relevant WorkCover licences and permits.

d. Only a WorkCover licensed demolition or asbestos removal contractor must undertake removal of more than 102m of bonded asbestos (or as otherwise specified by WorkCover or relevant legislation). Removal of friable asbestos material must only be undertaken by contractor that holds a current friable asbestos removal licence.

e. On demolition sites involving the removal of asbestos, a professionally manufactured sign must be clearly displayed in a prominent visible position at the front of the site, containing the words ‘DANGER ASBESTOS REMOVAL IN PROGRESS” and include details of the licensed contractor. The sign shall measure not less than 400mm x 300mm and the sign is to be installed prior to demolition work commencing and is to remain in place until such time as all asbestos has been safely removed from the site.

f. Asbestos waste must be stored, transported and disposed of in compliance with the Protection of the Environment Operations Act 1997 and the Protection of the Environment Operations (Waste) Regulation 1996. Asbestos waste must be disposed of at an approved waste disposal depot. Copies of all receipts detailing method and location of disposal must be maintained on site and be provided to Council officers upon request, as evidence of correct disposal.

g. An Asbestos Clearance Certificate or Statement, prepared by a suitably qualified person (i.e. an occupational hygienist, licensed asbestos removal contractor, building consultant, architect or experienced licensed building contractor), must be provided to Council upon completion of the asbestos related works (prior to an Occupation Certificate being issued), which confirms that the relevant requirements contained in the Asbestos Survey and conditions of consent, in relation to the safe removal and disposal of asbestos, have been satisfied.

***Reason:*** *To satisfy Richmond Valley Council’s Asbestos Policy*

1. Should lead or any additional hazardous materials be identified, the Demolition Work Plan prepared in accordance with AS2601 - Demolition of Buildings shall also address the matters identified below:
2. The work plan shall contain details regarding:

i) The type of hazardous material;

ii) The level or measurement of the hazardous material in comparison to National Guidelines;

iii) Proposed methods of containment; and

iv) Proposed methods of disposal. Receipts must be made available to any authorised officer of Council on request to ensure hazardous materials have been disposed of in an appropriately designated waste management facility;

v) Proposed remediation measures; and

v) Details of signage to be provided on the site to comply with the provisions of the Work Health and Safety Regulation 2017, to ensure persons are warned, by the use of signs, labels or other similar measures, of the presence of asbestos or asbestos-containing material in a place at which construction work is being carried out.

1. Where unacceptably high levels of lead are found in a premises to be demolished, and if the directed by the appropriately qualified person, the soil sample from site is to be tested by a NATA Registered laboratory before and after demolition and submitted to Council. This will determine whether remediation of the site is necessary.
2. All work involving lead removal must not cause lead contamination of air or ground, and the Demolition Work Plan must comply with the requirements of *AS 4361.2-2017 : Guide to hazardous paint management, Part 2: Lead paint in residential, public and commercial buildings* Particular attention must be given to the control of dust levels on the site.

**Notes:**

1) Further details regarding requirements for removal of hazardous materials can be obtained from the SafeWork NSW website or at www.lead.org.au <http://www.lead.org.au>.

2) Failure to comply with legislative requirements relating to the removal or handling of hazardous materials is likely to result in enforcement action, including fines or prosecution without prior warnings.

***Reason:****To ensure the long term health of workers on site and occupants of the school is not put at risk unnecessarily.)*

1. The demolition must be undertaken in accordance with AS2601.

***Reason:*** *To ensure the health of workers on site and occupants of the school is not put at risk unnecessarily.)*

1. Water and sewer connections must be effectively disconnected. Council’s Water and Sewer Section is to be contacted in this regard so as to arrange required permits and inspections.

***Reason:*** *To ensure the integrity of Council’s services.*

1. All building waste must be stored in a designated waste storage area and removed from the site to an approved waste disposal facility.

***Reason:*** *To ensure the site is left in a clean condition and ensure proper disposal of waste.*

1. Erosion and sediment control measures must be put in place and be maintained to prevent soil erosion and the transportation of sediment from the site and eventually into natural or constructed drainage lines or watercourses. Control measures are to remain in place until the site has been adequately revegetated or landscaped to prevent soil erosion. Work may not proceed until the sedimentation controls are in place.

Failure to comply with these requirements may result in penalty notices being issued without further notice.

***Reason:*** *To protect the environment.*

1. All plumbing, drainage and stormwater work must be in accordance with AS3500, All Plumbing and Drainage work must be carried out by a licensed person.

***Reason****: Required by the Plumbing and Drainage Act 2012 and it’s Regulation.*

1. The occupation or use of the building must not commence until an Occupation Certificate has been issued by the Principal Certifying Authority. Where Council is not the Principal Certifying Authority then all documentation must be forwarded to Council within seven (7) days of issue.

(N.B. All Critical Stage Inspections must have been completed prior to the issue of the Occupation Certificate).

***Reason:*** *To monitor compliance with the Development Consent and Construction Certificate.*

1. Where Council is not the Principal Certifying Authority the following inspections will be required with 48 hours notice

a) the external sewer drainage lines which have been installed by a licensed plumber. A water test is required prior to drains being covered. A layout plan of the house drains certified by the plumber must be submitted to Council.

***Reason:*** *To ensure compliance with Local Government Act 1993.*

1. At completion/occupation, the following certification must be submitted to Council, if Council is not the Principal Certifying Authority:

a) ‘Works as executed’ diagram of external and internal drainage. A licensed plumber’s certification that ‘works as executed’ complies with AS 3500 must accompany the diagram.

b) The development has been completed in accordance with the development consent.

c) Installation of all stormwater design features from the installing Licensed plumber.

***Reason:*** *To monitor compliance with the Development Consent and Construction Certificate.*

**INFRASTRUCTURE**

1. Any damage caused to public infrastructure (roads, footpaths, kerb and gutter, stormwater, water and sewer mains, power and telephone services etc) during construction of the development shall be repaired to the satisfaction of the Executive Manager Infrastructure and Environment (and delegated staff). The repairs shall be carried out **prior to the issue of the Occupation Certificate**.

Council shall be notified in writing, **prior to commencement of works**, of any existing damage Council infrastructure such as roads, stormwater drainage, kerb and gutter or footpaths.

Absence of notification signifies that no damage exists, and the applicant is therefore liable for the cost of reinstatement of any damage found at the completion of the works.

***Reason:*** *To protect the existing and future amenity of the locality and to formally record any pre-existing damage to existing assets.*

1. Payment to Richmond Valley Council of contributions levied under Section 7.12 (formerly 94A) of the Environmental Planning and Assessment Act 1979 and Richmond Valley Council's Revenue Policy and Contributions Plan is required in accordance with the attached schedule. The levy is applied to all development over $100,000.00 (with legislated exemptions). Such levies shall contribute towards the provision, extension or augmentation of public amenities or public services in accordance with Richmond Valley Council's Section 94A Development Contributions Plan. (available on Council’s website at www.richmondvalley.nsw.gov.au)

Total cost of the development shall be in accordance with Section 5 of the Richmond Valley Council Section 94A Development Contributions Plan and shall include all private and proposed Council infrastructure, and include such items as consultant fees, demolition works, excavation, site preparation, all buildings, power supply, telecommunications supply, water supply, sewerage pipelines/manholes, stormwater pipelines/pits, inter allotment drainage lines, stormwater treatment devices, driveways/roads, lighting, earthworks, retaining walls, preparing executing and registering plans of subdivision and covenants and easement, etc.. Costs shall include GST (Environmental Planning and Assessment Regulation 25J (3) (i)).

**Contributions required by this condition may be adjusted at the time of payment** of the contribution in accordance with the formula detailed in Section 1.2 of Richmond Valley Council's Development Contributions Plan ie by CPI from the date of consent, or recalculated in accordance with changes greater than CPI in the total cost as shown on the Construction Certificate(s).

All contributions shall be paid **prior to the issue of any Construction Certificate.** Personal cheques are not acceptable where the contribution exceeds $10,000.00.

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| **Richmond Valley Section 94A Development Contributions Plan 2010** | | | |
| **Environmental Planning and Assessment Act 1979 Levy area - full Richmond Valley Council** | | **(Job No/ Receipt Code - PLD 103)** | |
| Total Cost of Development: $8,394,000 (as per DA application, but may be adjusted in accordance with Construction Certificate(s) where increased cost is greater than CPI) | | @ % of total cost | Contribution |
| $ 0 - $ 100,000 | No levy | NIL - No levy | No levy |
| or 100,001 - $ 200,000 | $ N/A | 0.5 % | $ N/A |
| or > $ 200,000 | $ 8,394,000 | 1.0 % | $ 83,940.00 |

***Reason:*** *To provide funds for the provision of services and facilities identified in Richmond Valley Council’s Section 94A Development Contributions Plan.*

1. Existing services/infrastructure which requires reconstruction or adjusting to suit a development (electricity, telecommunications, water, sewerage, stormwater, road works, kerb and gutter, footpaths, crossings and driveways, etc.) are to be carried out at the developer's expense. Construction is to be in accordance with Council’s standards, or the affected asset owners standards, and shall be completed **prior to the issue of the Occupation Certificate.**

***Reason:*** *To protect existing services.*

1. The proponent shall provide water works to service the development. The works shall include a water service to cater for commercial, domestic and fire fighting requirements as applicable.

**Prior to the issue of the Construction Certificate** details of the required size of service to accommodate commercial, domestic and fire requirements are to be submitted to Council for the determination of a current estimated cost (actual cost must be charged). The service, up to and including the water meter and backflow prevention, will be constructed by Council at the applicant’s cost.

Installation of the water supply will be a private works order and actual cost must be charged in accordance with Council’s private works policy. The applicant is required to obtain an estimate of cost from Council’s Operations Officer for the purpose of initial prepayment. Payment to Richmond Valley Council is required **prior to the issue of a Construction Certificate**.

Construction and acceptance by Richmond Valley Council of the water supply infrastructure is to be completed **prior to the issue of the Occupation Certificate**.

***Reason****: To provide adequate water supply for the development.*

1. Council sewer mains and manholes are present on the property. Mains and manholes within 10 metres of any construction works are to be accurately located **prior to start of any building works**. No structure/footing is to be constructed within 1.5 metres of the centreline of any sewer main. Footings of structures shall be founded below the sewer zone of influence.

***Reason:*** *To protect Council’s assets.*

1. All stormwater is to be directed to Council’s existing stormwater drainage system and/or a natural watercourse. Stormwater design plans (including pipe sizes, pit surface and invert levels, driveway and parking area levels and directions of flow, treatment details, etc) in accordance with Council’s standards for urban and rural stormwater drainage are to be prepared and shall be submitted to Richmond Valley Council. Council approval of the plans of the management of stormwater is required **prior to the issue of the Construction Certificate.**

Underground connection of a private stormwater line into the top or side of an existing Council stormwater line is not permitted. Connections shall be undertaken as a fully constructed junction pit with a grated surface finish.

All designs shall have provision to ensure that all gross pollutants remain above ground and cannot enter Council's stormwater system.

Council will not support the use of ‘wet sump systems’ for the treatment of stormwater quality, plans showing such devices will not be approved for construction.

***Reason:*** *To ensure an adequate stormwater drainage system in accordance with adopted standards.*

1. The building should be sited at least 3.0m horizontally clear of the actual centreline of the existing north to south 1200 mm diameter stormwater drainage pipeline to provide adequate trench width and working clearance for future stormwater maintenance/reconstruction.

All footings and slabs within the zone of influence of the stormwater pipe are to be designed by a practising Structural Engineer. The engineer is to submit a certification to the Principal Certifying Authority that the design of such footings and slabs will ensure that all building loads will be transferred to the foundation material and will not affect or be affected by the stormwater pipe.

NOTE: the finished floor level of the building is well above the natural surface levels along the Council 1200 mm diameter stormwater pipeline, and thus **the zone of influence for footing design will impact further from the line of the stormwater pipeline**.

***Reason:*** *To protect Council’s assets and the development.*

1. Casino Floodplain Risk Management Plan Control Measure **FL3b** for schools and community service buildings.

“*If practical, some or all floor levels are to be greater than or equal to the Probable Maximum Design Flood level, so that these buildings will be available for accommodation / storage during and after a flood emergency.*”

Due to the existing school site and surrounding areas being flood affected in a 1 in 100 year Average Recurrence Interval (ARI) event, and constraints from surrounding buildings and existing local levels, Council accepts that the Probable Maximum Design Flood level is not practical for the proposed development.

**The level of the ground floor** **shall not be constructed lower than the** **proposed floor level of RL 23.5 metres AHD** without the written approval of Richmond Valley Council.

A survey certificate signed by a practising qualified surveyor certifying the actual **floor level** of the building is to be submitted to Richmond Valley Council **prior to the issue of the Occupation Certificate.**

For concrete slabs, the level is to be checked and certified by the surveyor **prior to the concrete pour.**

Details shall be submitted in the following format.

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| **Casino Floodplain Risk Management Plan** | |
| DA Number | 2020.0201 |
| Street Number | 128 |
| Street | Canterbury Street |
| Town/Village | Casino |
| Lot Number |  |
| Deposited Plan |  |
| Actual Floor Level (m AHD) |  |
| Low Ground Level of the lot (m AHD) |  |
| High Ground Level of the lot (m AHD) |  |

***Reason:*** *To comply with the requirements of Council’s adopted Casino Floodplain Risk Management Plan.*

**ENVIRONMENTAL HEALTH**

1. Concentrated acids, caustic and other corrosive chemicals shall not be discharged to the sewerage system.

***Reason****: State Government and Council requirement to protect the sewerage system and worker health and safety*

1. The discharge of liquid trade waste from the laboratory sinks (or washing areas) shall be followed by flushing with liberal quantities of water.

***Reason:*** *State Government and Council requirement to protect the sewerage system*

1. Mechanical ventilation shall be provided to the fume carboard in accordance with the provisions of the Building Code of Australia. Exhaust air is to be ducted directly to the outside of the building.

***Reason:*** *To ensure adequate ventilation and air quality, including sufficient air changes and fresh air quantities.*

1. A Waste Management Plan is to **be submitted with the Construction Certificate** application. The plans should include, but not be limited to, the estimated volume of waste and method of disposal for the construction and operation phases of the development, design of on-site waste storage and recycling area and administrative arrangements for waste and recycling management during the construction process.

***Reason:*** *To encourage the minimisation of waste and recycling of building waste.*

1. An application to discharge liquid trade waste, including plans and specifications of any pre-treatment devices for both the canteen and laboratories, and proposed trade waste installations shall be submitted to Council and approved **prior to release of Construction Certificate.** The application must be in accordance with Councils’ Liquid Trade Waste Policy and must address discharges from all liquid trade waste sources including garbage store rooms, kitchens and laboratories

***Reason:*** *To ensure adequate protection of utility services and to ensure compliance with Councils Liquid Trade Waste Policy*

1. The installation and fit-out of the kitchen must be strictly in accordance with the requirements of Australian Standard 4674-2004, NSW Food Act and Food Standards Code and Council's Environmental Health Section.

***Reason:*** *To comply with applicable standards and protect food safety.*

1. The mechanical ventilation system must comply with the requirements of Australian Standard 1668.2. In this respect a compliance certificate including air flow testing for the exhaust ventilation system must be submitted to Principle Certifying Authority from a suitably qualified mechanical ventilation engineer **prior to release of Occupation Certificate.**

***Reason:*** *To ensure compliance with the Australian Standard and provision of suitable ventilation for cooking equipment.*

1. All food preparation areas shall have coving installed to a minimum height of 75mm at the intersections of floors with walls/plinths and shall be integral to the surface finish of both the floor and wall in such a manner as to form a continuous uninterrupted surface. A solid preformed coving fillet shall be used to support sheeting or similar material.

***Reason:*** *To comply with AS 4674-2004 Design, Construction and Fitout of Food Premises, the Food Act 2003 and associated legislation.*

1. The Food Storage area shall be designed and constructed to prevent access of vermin. The floors, walls, ceilings and shelving of the Food Storage area must be smooth, impervious and easily cleaned, and the floor/wall intersections shall be coved.

***Reason:*** *To ensure compliance with AS 4674 -2004 Design, construction and fit-out of food premises, the Food Act 2003 and associated legislation.*

1. All waste materials generated from construction and demolition works shall only be disposed at licensed waste management facilities capable of receiving the waste as classified under the NSW EPA Waste Classification Guidelines Part 1: Classifying waste

***Reason:*** *To ensure the environment is protected.*

1. All outdoor lighting shall be appropriately located or shielded so no additional light is cast on adjoining land or distract traffic as specified in Australian Standard 4282 - *The Obtrusive Effects of Outdoor Lighting.*

***Reason:*** *To preserve the amenity of the area.*

1. All mechanical plant and equipment installed onsite including refrigeration motors, air-conditioning and the like must not give rise to offensive noise as defined within the meaning of the Protection of the Environment Operations Act (1997). In this respect a noise assessment of plant and equipment must be carried by a suitably qualified acoustic engineer detailing predictive noise levels from plant and equipment and any attenuation measures required to be implemented in order to comply with the EPA Noise Policy for Industry 2017

***Reason:*** *To protect the amenity of the area*