

Excessive Cost) are applied. General advice on pollution control can be obtained from the Council's Environmental Protection Unit.

6.4 The Local Planning Authority's role is firstly to ensure, as far as practicable, that development which may give rise to pollution, is not located close to other sensitive development. Secondly if it is impracticable, then there is proper control of the operations to avoid or minimise adverse effects on the use of land and on the environment. This can be achieved through the imposition of conditions upon the granting of planning permission. In applying Policy OE1 the local planning authority will have regard to the provisions of both PPG23 and PPG24.

OE1 PLANNING PERMISSION WILL NOT NORMALLY BE GRANTED FOR USES AND ASSOCIATED STRUCTURES WHICH ARE, OR ARE LIKELY TO BECOME, DETRIMENTAL TO THE CHARACTER OR AMENITIES OF SURROUNDING PROPERTIES OR THE AREA GENERALLY, BECAUSE OF:

- (i) THE SITING OR APPEARANCE;
- (ii) THE STORAGE OR DISPLAY OF VEHICLES, GOODS, EQUIPMENT OR OTHER MERCHANDISE;
- (iii) TRAFFIC GENERATION AND CONGESTION;
- (iv) NOISE AND VIBRATION OR THE EMISSION OF DUST, SMELL OR OTHER POLLUTANTS,

UNLESS SUFFICIENT MEASURES ARE TAKEN TO MITIGATE THE ENVIRONMENTAL IMPACT OF THE DEVELOPMENT AND ENSURE THAT IT REMAINS ACCEPTABLE.

Environmental Assessments

~~6.5—Under the Town and Country Planning (Assessment of Environmental Effects) Regulations SI No. 1199 (1988) an assessment must be made on the effects on the environment of certain public and private projects, specified in Schedule 1 of the Regulations, where such projects require planning permission. The term "environmental assessment" (EA) describes a technique and a process by which information about environmental effects of a project is collected and systematically analysed using the best practicable techniques and best available sources of information. EA is taken into account by the Local~~