

# Memo



**From:** Mary Rive

**To:** Christopher Cummings

**Tel:**

**Copy to:**

**Date:** 25 March 2025

**Application No. :** 25/0197/FUL

**Location :** King George V Playing Fields Topsham Road

**Proposal :** Refurbishment and extension of sports pavilion/changing rooms, provision of full-size 3G artificial grass football pitch with floodlighting, 2 fenced play-zone facilities, upgrading of 2 existing tennis courts to form 3 floodlit covered padel courts, improvements and extensions to car parking, new cycleway and footpath access from Bridge Road, new and enhanced footways/cycleways within site and provision of new trees, orchards and associated landscape enhancements

The above application has been considered and I would make the following comments:

**Recommendation:** Approval with conditions (unsuspected contamination, Noise, Light, CEMP)

## Contaminated Land

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for an [amended] investigation and risk assessment and, where necessary, a[n amended] remediation strategy and verification plan detailing how this unsuspected contamination shall be dealt with.

Following completion of measures identified in the approved remediation strategy and verification plan and prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority.

*Reason: No site investigation can completely characterise a site. This condition is required to ensure that any unexpected contamination that is uncovered during remediation or other site works is dealt with appropriately.*

## Noise

Prior to the commencement of the use hereby permitted, the noise mitigation measures set out in the noise impact assessment (ref. PAL-NIA-24014-1-v2) shall be implemented in full.

The measures shall be maintained for the lifetime of the development unless alternative noise mitigation measures are implemented in accordance with details submitted to and approved in writing by the Local Planning Authority, which will maintained for the lifetime of the development.

#### Noise management Plan

Prior to occupation, the applicant shall submit for approval a management plan for the development. This should describe the steps that will be taken to ensure that noise from use of the development does not have an adverse effect on local amenity. It should include, but not be limited to, the hours of use of the development, supervision and any sound insulation measures that are appropriate. The approved plan shall be implemented whenever the development is in use and shall be reviewed as required on request of the LPA.

There shall be no amplified music, voice or tannoy system used unless routed through a suitable noise limiter. The noise limiter, its installation and operation shall be approved in writing prior to occupation of the development. It shall be operated and maintained as approved thereafter.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby.

#### Light Overspill

Prior to the commencement of the development, a light nuisance assessment for all proposed flood lights associated with the development shall be submitted to and approved in writing by the Local Planning Authority. The assessment should address the impact of the flood lights (including hours of use) on the nearest receptors. Thereafter the lighting shall be installed and maintained in accordance with the specifications within the assessment.

Please ask the applicant to demonstrate that the proposals will comply with relevant guidance on the avoidance of nuisance, obtrusive light, for example: <https://theilp.org.uk/publication/guidance-note-1-for-the-reduction-of-obtrusive-light-2021/>

Reason: To protect the amenity of the locality, especially for people living and/or working nearby.

#### Construction & Demolition Environmental Management Plan

No development (including ground works) or vegetation clearance works shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The Statement shall describe the actions that will be taken to protect the amenity of the locality, especially for people living and/or working nearby. It shall include as a minimum provisions for:

- a) Construction working hours and deliveries from 8:00 to 18:00 Monday to Friday, 8:00 to 13:00 on Saturdays and at no time on Sundays or Bank Holidays.
- b) A noise and vibration management plan, including details of quantitative monitoring of noise and/or vibration to be conducted if deemed necessary by the LPA following justified complaints.

- c) All plant and equipment based at the site to use white noise reversing alarms or a banksman unless agreed otherwise in writing in the CEMP.
- d) No driven piling without prior consent from the LPA.
- e) A detailed proactive and reactive dust management plan, including details of quantitative monitoring of dust emissions.
- f) No emissions of dust beyond the site boundary so as to cause harm to amenity of the locality.
- g) No burning on site during construction or site preparation works.
- h) All non-road mobile machinery (NRMM) based at the site shall be of at least stage IIIB emission standard (or higher if stage IIB has not been defined for the type of machinery) unless agreed otherwise in writing in the CEMP.
- i) The site access point(s) of all vehicles to the site during the construction phase.
- j) The areas for loading and unloading plant and materials.
- k) The location of the site compound and details of how power will be provided to the compound (use of a generator overnight will not normally be considered acceptable).
- l) The location of storage areas for plant and materials. This should include the location of stockpiles of topsoil and sub soil.
- m) The erection and maintenance of securing hoarding, if appropriate. (Hoarding is to be kept free of fly posting and graffiti).
- n) Arrangements for communication and liaison with local residents, including regular letter drops and a dedicated contact number for complaints.

The approved Statement shall be strictly adhered to throughout the construction period of the development.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby.

Mary Rive  
 Environmental Health Technician  
 Environmental Health and Community Safety