

memo



From : Alex Bulleid

To : Matt Diamond

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Copy to :

Date : 18 June 2020

Application No. : 20/0538/OUT

Location : Land off Spruce Close and Celia Crescent

Proposal : Outline application for 105 residential dwellings

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

Objection: Insufficient assessment of air quality impacts, potential adverse impact on air quality and insufficient mitigation of air quality impacts

No air quality assessment has been submitted. It has not been possible to determine whether the impact of the development on air quality and on the Air Quality Management Area is significant and whether any mitigation is required.

In the absence of a robust assessment of air quality impacts, a potential adverse impact on air quality cannot be ruled.

Environmental Health and Community Safety therefore object to this application on the grounds that:

- 1) The impact of the proposal on the air quality of the city and the Air Quality Management Area in particular is potentially significant.
- 2) Policy EN3 states 'EN3: DEVELOPMENT THAT WOULD HARM AIR OR WATER QUALITY WILL NOT BE PERMITTED UNLESS MITIGATION MEASURES ARE POSSIBLE AND ARE INCORPORATED AS PART OF THE PROPOSAL'. No mitigation can be agreed until the impact of the development is known.

If this information is satisfactorily received then I would have the following recommendation.

Nb Contaminated Land I have included the standard CL condition below because the phase 1 risk assessment submitted with the application recommends that samples are taken the risk assessment is updated as a result.

Approval with conditions: CEMP, Contaminated Land

No development (including ground works) or vegetation clearance works shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall provide for:

- a) The site access point(s) of all vehicles to the site during the construction phase.

- b) The parking of vehicles of site operatives and visitors.
- c) The areas for loading and unloading plant and materials.
- d) Storage areas of plant and materials used in constructing the development.
- e) The erection and maintenance of securing hoarding, if appropriate.
- f) Wheel washing facilities.
- g) Measures to measure and control the emission of dust and dirt during construction.
- h) No burning on site during construction or site preparation works.
- i) Measures to measure and minimise noise/vibration nuisance to neighbours from plant and machinery.
- j) 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.
- k) No driven piling without prior consent from the LPA.



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

Alex Bulleid
Senior Environmental Technical Officer
Environmental Health and Licensing