
From: Jonathan Knight
Sent: 07 April 2020 16:52
To: Michael Higgins
Subject: 20/0321/FUL
Attachments: 20.0321.FUL.docx

Hi Mike,

EH comments are attached.

Have you had a response from DCC regarding the transport plan? They've predicted the journeys to and from the development to be below 100, which seemed low to me given the number of dwellings. If the numbers were to change, it's unlikely to change my comments but I thought I'd ask.

Thanks,

Jonathan Knight
Environmental Technical Officer
Exeter City Council

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memo



From : Jonathan Knight

To : Michael Higgins

Extn : 5485

Copy to :

Date : 07 April 2020

Application No. : 20/0321/FUL

Location : Land at Broom Park Nurseries and Five Acres, Exeter Road, Topsham

Proposal : Demolition of existing buildings; Proposed residential development of 64 no. residential units, including affordable housing, open space, landscaping, car parking, cycle spaces, drainage, vehicular access, internal roads, provision

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

Additional information required prior to determination:

Contaminated land

There has been no investigation of the site to determine the extent of, and risk posed by, any contamination of the land. Please can the applicant submit at least a preliminary risk assessment showing that the risks of pollution are understood? If further investigation/works are recommended, these can possibly be conditioned.

Existing noise

An assessment of the existing noise environment in this location has not been submitted. New dwellings will be near to multiple noise sources, including roads, playing fields and a golf range. Please can the applicant submit an Acoustic Design Statement for approval?

The Professional Practice Guidance Note (ProPG): Planning and Noise for New Residential Development May 2017 (ANC, IoA and CIEH) describes the expected content and approach of an Acoustic Design Statement.

Existing lighting

This development is located adjacent to a golf driving range and light spill from this use has the potential to cause a nuisance to future residents and cause issues for both parties. An assessment should be undertaken to determine the impact of light spill from the golf driving range and attenuation measures if required.

Air quality

The air quality assessment does not recommend any operational phase mitigation. However, the development will increase traffic flows and so we would expect the developer to propose a suitable level of mitigation/best practice. The IAQM/EPUK guidance says 'Even where developments are proposed outside of AQMAs, and where pollutant concentrations are predicted to be below the objectives/limit values, it remains important that the proposed development incorporates good design principles and best practice measures, as outlined in

Chapter 5, and that emissions are fully minimised.' Please can the applicant submit details of how they have/will incorporate best practice and ensure that emissions are fully minimised?



If the above information is satisfactorily received, I would make the following comments:

Recommendation: Approval with conditions (CEMP, contaminated land, ambient noise, light spill, air quality)

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 monitor and control the emission of dust and dirt during construction.
- h) No burning on site during construction or site preparation works.
- i) Measures to monitor 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.

Condition for ground contamination further investigation/mitigation (if required)

Condition for noise attenuation measures (if required)

Condition for light spill attenuation (if required)

Condition for air quality mitigation measures (if required)

Jonathan Knight
Environmental Technical Officer
Environmental Health and Licensing