

Subject: FW: Consultee Comments for Planning Application 23/00851/OUT

Sent: Tuesday, January 23, 2024 9:46 AM

Subject: RE: Consultee Comments for Planning Application 23/00851/OUT

Hi Emma

Thank you for the updates.

With regard to Land contamination the recommendations within the report should be conditioned. Asbestos was found in one area on site however this is in an area to be covered by hard standing which will effectively break the pollution linkage. The report recommends that "Where Made Ground is present below any proposed area of soft landscaping, the Made Ground should be replaced with 450mm of clean fill and a geotextile separator installed at the base". The recommendations of the report should be conditioned. A validation report for any remediation works should be submitted on completion of the works.

Gas monitoring is ongoing and will be reported on once completed so the landfill gas condition should remain unless further information is received.

The submitted CEMP focusses more on the health and safety of employees rather than managing the environmental impacts of the development phase. The CEMP will need to show how noise/dust/vibration/lighting etc will be managed on site to protect the public and nearby residential properties. The site hours in the CEMP are satisfactory. With regard to noise BS5228 should be referred to (it is mentioned in the CEMP but briefly) with regard to dust guidance and a risk assessment (with corresponding measures dependent upon the risk) can be found in the IAQM document "Guidance on the assessment of dust from demolition and construction" this should be referenced to inform dust mitigation measures.

Recommended Conditions:

Land Contamination/Gas Protection

The recommendations of the Combined Phase 1 Desk Study & Phase 2 Report on Ground Investigation (December 2023 by Key GeoSolutions Limited) should be carried out. The approved scheme shall be implemented in accordance with the agreed details and any remediation works so approved shall be carried out prior to the site first being occupied.

C75. Land Contamination Found Later

- a) If during development, contamination not previously identified is found to be present at the site, no further development shall take place until an addendum to the scheme for the investigation of all potential land contamination is submitted to and approved in writing by the Local Planning Authority which shall include details of how the unsuspected contamination shall be dealt with.
- b) Any remediation works so approved shall be carried out prior to the site first being occupied.

CONSTRUCTION

- a) Prior to commencement of development a Construction Environmental Management Plan shall be submitted to and agreed in writing by the LPA. The plan shall detail how, during the site preparation and construction phase of the development, the impact on existing and proposed residential premises and the environment shall be prevented or mitigated from dust, odour, noise, smoke, light and land contamination. The plan shall detail how such controls will be monitored. The plan will provide a procedure for the investigation of complaints.
- b) The agreed details shall be implemented throughout the course of the development.

Site preparation and construction shall be limited to the following hours;

Monday – Friday 07:30 – 18:00
Saturday 08:00 – 13:00
No working on Sundays and Bank Holidays

Lighting

- a) Details of any external lighting of the site shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. This information shall include a layout plan with beam orientation and a schedule of equipment proposed in the design (luminaire type, mounting height, aiming angles and luminaire profiles).
- b) The lighting shall be installed, maintained and operated in accordance with the approved details.

Kind regards

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