

Rachel Tibbetts

From: Neil Whitton
Sent: 16 January 2023 12:07
To: Linda Griffiths
Cc: DC Support
Subject: 22/03868/OUT - Land West Adj To Salt Way And West Of, Bloxham Road, Banbury, Oxfordshire

Environmental Protection has the following response to this application as presented:

General:

Prior to the commencement of the development, a Construction Environment Management Plan (CEMP), which shall include details of the measures to be taken to ensure construction works do not adversely affect residential properties on, adjacent to or surrounding the site together with details of the consultation and communication to be carried out with local residents shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with approved CEMP

Noise:

Prior to the development commencing a report should be provided and approved in writing by the local planning authority that shows that all habitable rooms within the dwelling and external areas will achieve the noise levels specified in BS8233:2014 (Guidance on sound insulation and noise reduction for buildings) for indoor and external noise levels (if required then the methods for rating the noise in BS4142:2014 should be used, such as for noise from industrial sources). Thereafter, and prior to the first occupation of the dwellings affected by this condition, the dwellings shall be insulated and maintained in accordance with the approved details. If alternative means of ventilation are required then an overheating assessment should be carried out.

Contaminated Land:

Having read the phase 1 assessment provided I am satisfied with its findings and agree that a further phase 2 assessment will be required should the permission be granted. We would expect this be provided with any application for full planning permission or at the reserved matters stage. If this is not provided with the application then it can be included by way of condition(s) at that stage. These would be designed so as to be prior to any work commencing on the site.

Air Quality:

Prior to the commencement of the development hereby permitted a detailed air quality impact assessment to identify the impact of the development on local air quality shall be submitted to and approved in writing by the Local Planning Authority. The assessment should include damage cost calculations where applicable along with a proposal for abatement measures that will be undertaken in addition to those already required from the developer. This shall have regard to the Cherwell District Council Air Quality Action Plan and no development shall take place until the Local Planning Authority has given its written approval that it is satisfied that the impact of the development on air quality has been adequately quantified.

Odour:

No comments

Light:

Prior to the first use of the development hereby approved details of the external [lighting/security lighting/floodlighting] including the design, position, orientation and any screening of the lighting shall be submitted to and approved in writing by the Local Planning Authority. Prior to the first use of the development hereby approved the lighting shall be installed and operated in accordance with the approved scheme at all times thereafter.

If you wish to deviate from the suggested conditions then this should be discussed with the officer making these comments to ensure the meaning of the condition remains and that the condition is enforceable and reasonable.

Please note my working pattern below, I will only respond on the days appropriate to the email content Mon – Weds: Environmental Protection, Thurs – Fri: Health Protection and Compliance

Kind Regards

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