

Peter Twemlow

From: Neil Whitton
Sent: 12 December 2019 10:39
To: Clare Whitehead
Cc: DC Support
Subject: 19/02550/F - Land West Of M40 Adj To A4095 Kirtlington Road Chesterton

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

Noise: Having studied the noise report provided I would like to suggest the following condition on any planning permission that is approved:

Noise from fixed mechanical plant at the boundary of the nearest residential locations (Vicarage Farm and Stableford House) should achieve the levels set out at table 8.12 in the noise report produced by WSP dated Nov 2019 provided as part of the application.

With regards to the CEMP my only comments are that I would like to see the Saturday finish time match the recommend hours published by the council by ending at 12.30. Obviously the full CEMP will be produced and agreed once the contractors have been appointed so the CEMP will need to be submitted and approved before any works start on site and adhered to after that. The draft CMP is a good starting base for that to be completed.

Contaminated Land: Based on the information provided in ES I would recommend that the full contaminated land conditions (J12 – J16) will need to be applied to any approved permission.

Air Quality: We are satisfied with the findings of the report provided as part of the ES and are pleased to see the commitment to providing EV charge points to 10% of the total parking space. I would also think that it would be prudent to install ducting to the remaining parking spaces at this stage so that further EV charge points can be installed at a later time as and when more EV's are brought into use in line with Governments drive towards zero emissions vehicles.

Odour: No comments

Light: Full details of the lighting scheme will need to be provided to and approved by the LPA prior to the first use.

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.

Kind Regards

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