

From: Neil Whitton
Sent: 25 October 2021 12:58
To: Linda Griffiths
Cc: DC Support
Subject: 21/01119/OUT - Q8 Fuelcare, Tramway Road, Banbury, Oxfordshire, OX16 5TD

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

Noise:

Noise and dust are likely to be generated during the demolition and construction stages. Therefore prior to the commencement of the development, a Construction Environment Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of dust and noise mitigation at every phase of the process, and 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. Thereafter the development shall be carried out in accordance with approved CEMP.

The noise report provided concludes that satisfactory internal noise levels in the habitable rooms facing the railway can only be achieved with windows closed. If it is acceptable to have windows closed having regard to the concerns about overheating in dwellings and climate change then the following information will need to be submitted for prior approval:

- Details of the mitigation provided by the building structure including a detailed glazing specification to ensure satisfactory internal levels can be achieved in all the units
- An overheating assessment to confirm that a suitable living environment can be provided with windows closed. This will need to include the specification for the alternative means of ventilation requirements

It should also be noted that further to my advice in August 2020 I am now aware that Tramway Road will be the main entrance and exit to all traffic to the station, rather than just the one bus and taxi system I thought at the time. Though I do not feel this will make a large impact the developers should be aware of this and pass it back to their noise consultants for information.

Contaminated Land:

Having read that report provided I am satisfied with its contents and agree that a remediation strategy should be agreed with the LPA as a condition. In addition a further condition should be applied that the validation report must be submitted to the LPA on completion.

Air Quality:

Whilst the site will accommodate fewer than five hundred new vehicles, due to the site's location going through the Air Quality Management's Area's of Banbury, I would advise that Damage Cost Calculation is completed and submitted to and approved in writing by the Local Planning Authority.

Prior to the commencement of development, provision of ducting to allow for future installation of EV charging infrastructure will be required, in order to make resident parking places EV ready for future demand. The details and location of such provision should take into consideration the availability of electrical supply and should therefore be designed making reference to information held by the local distribution network operator. Subsequently, these details and designs should be submitted to and approved in writing by the Local Planning Authority.

Such provision shall be formed, and laid out in accordance with these details before usage of the parking spaces commences and shall remain in place thereafter.”

Odour: No comments

Light: No comments

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.

NB: Please note my new 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

Neil Whitton BSC, MCIEH
Environmental Health Officer
Environmental Health and Licensing
Cherwell District Council