

Lynne Baldwin

From: Neil Whitton
Sent: 04 January 2022 15:45
To: Shona King
Cc: DC Support
Subject: 21/04171/F - Jacobs Douwe Edberts, Ruscote Avenue, Banbury, Oxfordshire, OX16 2QU

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

Noise: Having read the noise provided I am satisfied with its contents but have the following conditions to be placed on permission granted:

No deliveries[loading/unloading] or collections (including refuse collections) shall be made to the site outside the hours of 07.00 to 18.00 Monday to Friday or 08.00 to 12.30 on Saturdays or at any time on Sundays, Bank and Public Holidays.

Prior to the installation of any mechanical plant such, full details shall be submitted to and approved in writing by the Local Planning Authority. If required a noise report to BS4142:2014+A1:2019 (or latest update) shall be provided. Thereafter, and prior to the first occupation of the building, the mechanical plant shall be installed, brought into use and retained in accordance with the approved details. (see also comments under odour)

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

Contaminated Land:

Any contamination that is found during the course of construction of the approved development that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development [or relevant phase of development] is resumed or continued.

Air Quality: Having read the air quality report provided I would like to point out the following concern:

Whilst the report indicates that there will be a net reduction in vehicle movements on the site I do not feel that the context of these movements have been taken into account. The current movements into the site would be for workers coming to the factory and switching their vehicles off, whilst users of the proposed drive through will often be sat in idling vehicles producing far more emissions than the workers coming to and from their jobs. A study by Coventry University in 2020 found that UK/EU standard limits were exceeded 61% of the time over a 2 week survey period (<https://www.coventry.ac.uk/news/2020/coventry-university-research-reveals-high-levels-of-air-pollution-which-could-harm-health-of-drive-thru-staff-and-customers/>) - can this be passed back to the applicants for their comment and updated in the report before I make any final comments.

In addition we would expect to see some provision for EV charges points for customers and staff:

The development(s) hereby permitted shall not be occupied until it has been provided with a system of electrical vehicle charging to serve those development(s) In addition ducting should be in place to allow for the easy expansion of the EV charging system as demand increases towards the planned phase out of ICE vehicles (ideally ducting should be provided to every parking space to future proof the development).

Odour:

Prior to the installation of any commercial kitchen exhaust system to be installed to serve A5 uses within the approved development a noise and odour impact assessment shall be submitted for the prior written approval of the local planning authority. The noise and odour assessment shall include details of a scheme for minimising emissions of noise and of cooking odour/grease from the proposed kitchen exhaust system. The noise assessment shall be undertaken in accordance with BS 4142:2014:+A1:2019 Method for Rating and Assessing Industrial and Commercial Sound whilst the cooking fume odour/grease assessment will be undertaken in accordance with the EMAQ Update to the 2014 report on Control of Odour and Noise from Commercial Kitchen Exhaust Systems prepared by NETCEN for the Department for Environment Food and Rural Affairs The scheme shall be implemented in strict accordance with the approved details and shall thereafter be retained, serviced and maintained as such.

Reason: To safeguard the amenities of the occupiers of nearby properties from the adverse effects of noise/odour and grease from commercial kitchen exhaust systems installed and meet the aims of the National Planning Policy Framework

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.

Kind Regards

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