

From: Neil Whitton
Sent: 05 January 2022 13:55
To: Linda Griffiths
Cc: DC Support
Subject: 21/04202/F - Buzz Bingo, Bolton Road, Banbury, Oxfordshire, OX16 5UL

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

Noise: Having read the noise report provided I have the following comments:

Where there is a need for background ventilation to achieve the desired noise levels then an overheating assessment should be carried out and any mitigation required is in place prior to first occupation.

Whilst the external areas on to castle street will have noise levels above 55dB as long as all residents have access to the communal patio area for relaxing then this is not a reason for objection however I am concerned that relying on the gate being closed is not the best way to maintain a good noise environment on the patio area. I would have thought that the best way to do this would be to have an acoustic fence/wall running the full length of the boundary with Land Tyre Service.

Having read the CMP provided I am satisfied with its contents.

Contaminated Land: Having read the report provided I am satisfied with its contents and findings. I would like the following condition to be placed on any permission granted:

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 AQ report provided I am satisfied with its contents and findings, I would like the following condition placed on any permission granted:

Prior to the occupation of the development there should be measures in place to encourage the uptake of low emission transport including the provision of Electric Vehicle (EV) charging infrastructure. We require EV charge points to 25% of the proposed parking and ducting to the rest of the parking spots to allow for the easy expansion of the EV charging system to allow for the future uptake of EV's by residents and visitors to maximise opportunities for sustainable transport in accordance with Government guidance contained within the National Planning Policy Framework.

Reason – To comply with policies SLE 4, ESD 1, ESD 3 and ESD 5 of the adopted Cherwell Local Plan 2011-2031 Part 1 and to maximise opportunities for sustainable transport modes in accordance with paragraph 110(e) of the National Planning Policy Framework

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.

Kind Regards

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