

From: Jim Guest
Sent: 22 July 2022 14:31
To: James Kirkham
Cc: DC Support
Subject: 22/01756/F

This department has the following response to this application as presented:

Noise: I have reviewed the Noise Impact Assessment submitted by Professional Consult on behalf of the applicant and am satisfied that the noise levels within the dwellings and habitable outdoor areas will meet the relevant criteria, providing the identified recommendations for mitigation in the report are followed.

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: The full contaminated land conditions (J12 – J16) will need to be applied to any approved permission

Air Quality: I have reviewed the Air quality impact assessment submitted by Redmore Environmental on behalf of the applicant and am satisfied that this demonstrates that the impact of the site will be negligible, provided adequate measures are in place during the construction stage to control fugitive dust. These should be outlined in a Construction Environment Management Plan (CEMP), which should be submitted for approval by the LPA prior to commencement.

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.

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Environmental Protection Officer

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