

From: Neil Whitton
Sent: 12 July 2022 10:49
To: David Lowin
Cc: DC Support
Subject: 22/01829/OUT - Unit D1 Graven Hill, Circular Road, Ambrosden, Oxfordshire

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

General:

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

Noise:

Having read the noise chapter of the ES I am satisfied with its methodology, findings and proposed mitigation. Conditions relating to noise levels should be set in line with Table 14.16 (paragraph 14.9.3) and the information provided at paras 14.9.4 - 14.9.8.

Contaminated Land: Having read the ES chapter and associated Ground Conditions Summary Report I agree with the findings that further ground investigations and a remediation report will be required. These should be passed to and agreed with the LPA prior to construction commencing.

Air Quality:

Having read the ES chapter on this I am satisfied with the contents and findings, I would like to add the condition below to any permission granted:

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: No comments

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

Neil Whitton BSC, MCIEH

Environmental Health Officer
Environmental Health and Licensing
Cherwell District Council