

Rachel Tibbetts

From: Emma Jones
Sent: 14 September 2023 11:23
To: Planning
Cc: DC Support
Subject: 22/02866/OUT

Good morning,

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

Noise: I have reviewed the noise report provided (ref LFAcoustics consulting engineers; r1.1 171122; November 2022) and am satisfied with the findings and have noted that the required noise levels can be achieved without any further mitigations.

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: I have reviewed the Phase 1 and 2 contaminated land reports provided (ref Clarkebond; B05927-CLK-XX-XX-RP-GT-002; November 2022) and am satisfied that the risk from contamination has been adequately considered and assessed.

If, during development, contamination not previously identified is found to be present at the site, no further development shall be carried out until full details of a remediation strategy detailing how the unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter the remediation strategy shall be carried out in accordance with the approved details.

Air Quality: Prior to the commencement of the development hereby permitted a detailed air quality impact assessment to identify the impact of the development on local air quality shall be submitted to and approved in writing by the Local Planning Authority. The assessment should include damage cost calculations where applicable along with a proposal for abatement measures that will be undertaken in addition to those already required from the developer. This shall have regard to the Cherwell District Council Air Quality Action Plan and no development shall take place until the Local Planning Authority has given its written approval that it is satisfied that the impact of the development on air quality has been adequately quantified.

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,

Emma Jones
Environmental Protection Officer

Regulatory Services & Community Safety

Cherwell District Council

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To inform you that I will be on annual leave from Monday 18th September- Tuesday 26th September.