

Consultee Comment for planning application 23/00853/OUT

Application Number	23/00853/OUT
Location	Land East Of Warwick Road Drayton Warwick Road Banbury
Proposal	Outline application for up to 170 dwellings (Use Class C3) with associated open space and vehicular access off Warwick Road, Banbury; All matters reserved except for access
Case Officer	Linda Griffiths
Organisation	Environmental Health (CDC)
Name	Environmental Health (CDC)
Address	Environmental Health Cherwell District Council Bodicote House White Post Road Bodicote Banbury OX15 4AA
Type of Comment	Comment
Type	
Comments	<p>Environmental Protection has the following response to this application as presented:</p> <p>Noise: Having read the noise reports provided I am satisfied with the contents and findings. I would suggest that the following condition be placed on any outline permission granted:</p> <p>The development shall be carried out in accordance with the mitigation measures identified in the document titled "Noise Impact Assessment" dated July 2022 prepared by SLR (ref: 410.06713.00006). Once a final glazing and ventilation strategy has been finalised this should be provided to and approved by the LPA prior to the installation of the glazing including an overheating report where alternative means of ventilation have been provided.</p> <p>Contaminated Land: Having read the phase 1 report provided I agree that further investigation is required. Therefore the following conditions should be applied on any permission granted:</p> <p>As a potential risk from contamination has been identified in the Phase 1 Desk Study report (provided by Jubb Consulting Engineers Ltd. dated February 2023, ref 17279-DTS-04), prior to the commencement of the development hereby permitted, a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals shall be documented as a report undertaken by a competent person and in accordance with DEFRA and the Environment Agency's "Land Contamination Risk Management (LCRM)" and submitted to and approved in writing by the Local Planning Authority. No development shall take place unless the Local Planning Authority has given its written approval that it is satisfied that the risk from contamination has been adequately characterised as required by this condition.</p> <p>If contamination is found by undertaking the work carried out under condition [**], prior to the commencement of the development hereby permitted, a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use shall be prepared by a competent person and in accordance with DEFRA and the Environment Agency's "Land Contamination Risk Management (LCRM)" and submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval of the scheme of remediation and/or monitoring required by this condition.</p> <p>If remedial works have been identified in condition [**], the development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under condition [**]. A verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.</p> <p>Air Quality: Having read the AQ report provided I am satisfied with its contents and findings.</p> <p>Odour:</p>

No comments

Light:

Having read the Lighting Report provided I am satisfied with its contents and findings.

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.

Neil Whitton BSC, MCIEH
Environmental Health Officer

Received Date

17/04/2023 12:30:07

Attachments