

Consultee Comment for planning application 23/03428/OUT

Application Number	<input type="text" value="23/03428/OUT"/>
Location	<input type="text" value="OS Parcel 7921 South Of Huscote Farm And North West Of County Boundary Daventry Road Banbury"/>
Proposal	<input type="text" value="Outline planning application for the construction of up to 140,000 sqm of employment floorspace (use class B8) with ancillary offices and facilities and servicing and infrastructure including new site accesses. Internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Chris Wentworth"/>
Organisation	<input type="text" value="Environmental Health (CDC)"/>
Name	<input type="text"/>
Address	<input type="text" value="Environmental Health Cherwell District Council Bodicote House White Post Road Bodicote Banbury OX15 4AA"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text"/>
Comments	<p>Based on the information in the submitted Environmental Statement April 2022 my comments are as follows:</p> <p>Air Quality (Chapter 10) The methodology and findings of the assessment are accepted.</p> <p>Paragraph 10.5.3 of the report recommends that offsetting measures should be considered. A Damage Cost Calculations Assessment, to put in to monetary terms the impact of the proposed development on air quality, should therefore be submitted which should include details of the appropriate off-setting measures based on the outcome of the assessment.</p> <p>Noise (Chapter 11) The methodology and findings of the assessment are generally accepted, although further clarification/assessment is required.</p> <p>Operational Phase</p> <p>Potential noise sources are considered in Appendix 11.6 , however it is not clear if all potential noise sources associated with B8 use have been considered, for example reversing beepers as the site will operate 24/7. The last paragraph on page 3 of Appendix 11.6 references Tables 7.6-2 through Table 7.6-4, I?m assuming this is a typo and should read 11-6.4?</p> <p>Construction Phase</p> <p>The control of noise and dust to be in accordance with an approved Construction Environmental Management Plan (CEMP). It is recommended that the following condition (or similar wording) be attached to any consent granted: Condition 1 - 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</p> <p>Contaminated Land</p> <p>Having read the phase 1 preliminary report provided I am satisfied with the methodology and findings and agree that further investigation work is required as recommended in the conclusions, therefore the following phased co0ndtions should be applied to any permission granted:</p>

1. As a potential risk from contamination has been identified in the report provided with the application, 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.

2. 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.

3. 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.

4. 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.

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.

Please note my working pattern below, I will only respond on the days appropriate to the email content

Mon ? Weds: Environmental Protection, Thurs ? Fri: Health Protection and Compliance

Neil Whitton BSC, MCIEH
Environmental Health Officer

Received Date

08/01/2024 14:18:38

Attachments