

Consultee Comment for planning application 24/02058/F

Application Number	24/02058/F
Location	Land to the North of Anniversary Avenue Graven Hill Bicester OX25 2BF
Proposal	Full application for the proposed erection of a two storey building to form a 66 no. bedroom care home for older people with parking, access, landscaping and associated ground works.
Case Officer	Laura Bell
Organisation	Environmental Health (CDC)
Name	
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>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 or other sensitive properties on, adjacent to or surrounding the site together with details of the consultation and communication to be carried out with the occupiers of those properties 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>Noise: Having read the noise report provided I am satisfied with its contents and findings and have no further comments</p> <p>Contaminated Land: 1. No part of the development hereby permitted shall take place until a desk study and site walk over to identify all potential contaminative uses on site, and to inform the conceptual site model has been carried out by a competent person and in accordance with DEFRA and the Environment Agency's "Land Contamination Risk Management (LCRM)" and has been 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 that it is satisfied that no potential risk from contamination has been identified.</p> <p>2. If a potential risk from contamination is identified as a result of the work carried out under condition [*1*], 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>3. If contamination is found by undertaking the work carried out under condition [*2*], 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>4. If remedial works have been identified in condition [*3*], the development shall not be occupied until the remedial works have been carried out in accordance with the scheme</p>

approved under condition [*3*]. 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.

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 shall include damage cost calculations where applicable along with detailed mitigation measures proposed by the developer, in order to address any adverse impacts on local air quality. 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:

There is potential for the development to be affected by odours from the nearby Sewage Treatment works. An odour assessment should be undertaken and provided to the LPA for approval and any mitigation required should be installed prior to the first occupation of the development. Any mitigation should be operated and maintained thereafter in accordance with the approved scheme.

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.

Neil Whitton BSC, MCIEH
Environmental Health Officer

Received Date

19/08/2024 11:35:11

Attachments