

Consultee Comment for planning application 25/01510/OUT

Application Number	25/01510/OUT
Location	Land South Of Perdiswell Farm Shipton Road Shipton On Cherwell
Proposal	Outline planning application for the erection of up to 500 dwellings and commercial floorspace (Use Class E) with associated access, open space and infrastructure - All Matters Reserved except for Access
Case Officer	Jason Traves
Organisation	Environmental Health (CDC)
Name	
Address	Environmental Health Cherwell District Council 39 Castle Quay Banbury OX16 5FD
Type of Comment	Comment
Type	
Comments	<p>Noise Operational Phase Further assessment will be required once the detailed site layout is known to confirm satisfactory internal and external levels can be achieved in all dwellings, as recommended in paragraph 6.5 of the Road Noise Assessment Report referenced 206/0158/R1. Further assessment will also be required of any plant and machinery to be used in association with the commercial (Use Class E) premises. Our criteria is that noise from any plant or machinery associated with the proposed development should not exceed a rating level of 5dBA below the pre-existing background level. If commercial kitchens are proposed details for the ventilation and extraction of cooking fumes will need to be submitted. It is therefore recommended that the following conditions be attached to any consent granted:</p> <p>Residential Internal Levels Condition 1: Prior to the development commencing full details of the mitigation measures (glazing and alternative means of ventilation) required to achieve satisfactory internal levels in all habitable rooms as specified in BS8233:2014 (Guidance on sound insulation and noise reduction for buildings) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of the dwellings affected by this condition, the dwellings shall be insulated and maintained in accordance with the approved details.</p> <p>Residential External Areas Levels Condition 2: Prior to the development commencing full details of the mitigation measures (acoustic barriers, planting) that demonstrates that the World Health Organisations guideline noise value for outdoor areas of 50 dB LAeq (16 hr) or less can to achieved during the time period 07:00 to 23:00 hours for domestic gardens and recreation areas used in common, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the first occupation of the affected dwellings and the first use of the common areas, the acoustic barriers shall be installed and retained in accordance with the approved details.</p> <p>Noise Emission Against Background Condition 3: All plant, machinery and equipment to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to ensure that the rating noise level from the equipment shall be at least 5 dBA below the pre-existing background noise level (dBLA90) when measured at the nearest noise sensitive premises. Measurements and rating of noise for the purpose of this condition shall be in accordance with BS 4142:2014:+A1:2019 Method for Rating and Assessing Industrial and Commercial Sound (or subsequent updates).</p> <p>Commercial Kitchen Ventilation and Fume Extraction Condition 4: A scheme for the ventilation and extraction of cooking fumes shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby approved. This shall include noise and odour assessments undertaken in accordance with the requirements of BS 4142:2014:+A1:2019 Method for Rating and Assessing Industrial and Commercial Sound (or subsequent updates), and the Control of Odour and Noise from Commercial Kitchen Exhaust Systems 2022 EMAQ 2nd Edition (or</p>

subsequent updates). The approved system shall be installed and operated in accordance with the approved scheme at all times the building is in use for the purposes hereby permitted.

Construction Phase

A detailed Construction Environment Management Plan (CEMP) will be required specifying the measures to be taken to ensure construction works (noise and dust) do not affect other sensitive receptors. It is therefore recommended that the following condition be attached to any consent granted:

Construction

Condition 5: 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.

Air Quality

No comments.

Contaminated Land:

Based on the findings of the Ground Investigation Report 14.08.005a no further work is required in respect of land contamination. However, it is recommended that the following condition be attached to any consent granted:

Unexpected Land Contamination

Condition: 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.

Odour

No comments

Light

No comments

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Attachments