

Osmond, Gary

From: Pyke, Jon
Sent: 10 October 2022 13:37
To: Osmond, Gary
Cc: Scott, Neil
Subject: Application No: F/22/93844 - Address: Deacons Marina, Bridge Road, Bursledon, SO31 8AZ

Follow Up Flag: Follow up
Flag Status: Flagged

Description: Replacement of an existing two storey commercial/workshop building in existing boatyard.

Good morning, Gary

Thank you for consulting Pollution Control for observations. These are:

(1) An appropriate and proportionate Construction and Environmental Management Plan (CEMP) is required by Pollution Control as a condition to planning approval and as well as pollution should include for contamination and any other environmental concern such as ecology raised during consultation or apparent on or around the site on land and the waterfront. The CEMP shall as a minimum control to prevent organic rich nutrient and contaminated run off and windblown dust which might carry contaminated fines, noise, vibration etc from material handling, compacting etc. Given the risk of high impact to the environment, we require as well as the controls an emergency action plan and this would include for exceptional circumstances such as heavy rainfall and windy, dry weather. There shall also be an emergency response procedure in case of accidents and mistakes onsite while under the contractor's possession and management. This will include notification of authorities and cooperation to clean up and remediate. An effective management system shall be explained for adoption by the contractor. Or, if the contractor is to be responsible for preparing this, the applicant shall ensure the content is appropriate and proportionate prior to submitting to the Local Planning Authority for discharge of the condition.

(2) Artificial lighting in operation must comply with the Local Planning Authority's limits which are derived through the Institution of Lighting Engineers' "Guidance Notes for the reduction of obtrusive light" and a requirement for lighting colour to be warm, which in this setting would be 3000K. Please include a condition requiring these for demonstration to the Local Planning Authority prior to the development coming into use. Our ecology colleague may have comment to make on this as well, which we support as priority.

(3) Noise in operation appears to be low risk. For mechanical plant or equipment, the Local Planning Authority's noise limits must be met. Please ask the applicant about any plant or equipment to be installed before we consider whether a condition is necessary. Approval with the planning consent would of course makes matters easy or simple for the applicant and future tenants / workshop occupiers. Same for odour emitting processes or use of materials.

We trust this is clear and helpful. Let me know if you have a question.

Kind regards
Jon

Jon Pyke

Pollution Control Officer

Service Delivery - Specialist Services - Environment

-----Original Message-----

From: Neil Scott <neil.scott@eastleigh.gov.uk>

Sent: 03 October 2022 16:30

To: Pyke, Jon <Jon.Pyke@eastleigh.gov.uk>

Subject: Process transferred to you.

Process PR202209-96234 has been assigned to you. Please click on the link below to view the record.

<https://staffhub.eastleigh.gov.uk/a2Q4J00000Blrsy>