

Osmond, Gary

From: Pyke, Jon
Sent: 13 April 2023 12:47
To: Osmond, Gary
Cc: Scott, Neil
Subject: Application No: DC/23/94893 - Address: JEWSON LTD, TOYNBEE ROAD, EASTLEIGH, SO50 9DN

Follow Up Flag: Follow up
Flag Status: Flagged

Description: Discharge Conditions. Condition 12- Japanese Knotweed Method Statement and Risk Assessment dated 03.02.23. Condition 25 Construction Environment Management Plan March 2023 with Appendix 1 (Site Set Up Plan) & Appendix 2 (Demolition Method Statement). F/21/91686 Construction of 105 dwellings together with access from Toynbee Road, associated parking, public open space and landscaping following the demolition of existing buildings.

Hi Gary

Thank you for consulting Pollution Control for observations. Our response here is in respect of construction noise and dust impacts from demolition and construction works.

We note the CEMP contains the minimum wording we advise as a last resort to approve these. These we use for sites having low risk of causing adverse impact and perhaps when engaging specialist expertise might not be proportionate. In this case we consider it is.

Considering the works include breaking up concrete and handling of artificial hard debris including crushing, and dwellings locate on the site boundary and in proximity, we are concerned not to see clear method, controls and monitoring. Therefore, we are unable to support the discharge of Condition 25 (CEMP) currently.

The applicant could use technical expertise a technical expert such as an environmental engineer or scientist who is a competent assessor to help. For example, the risk of dust (inert and contaminated) impact may necessitate detailed assessment because the screening criteria of the Institute of Air Quality Management's guidance on construction dust is exceeded. And, for noise BS8228 refers to the need for the protection of persons living and working in the vicinity of construction and open sites. BS 5228 guides inter alia "All available techniques should be used to minimize, as far as is appropriate, the level of noise to which operators and others in the neighbourhood of site operations will be exposed" and calculation of noise and vibration emissions, consultation with local authorities on limits, use of controls at source and monitoring.

We can be contacted to discuss the applicant's proposals monitoring limits on dust, noise and vibration and therefore also the target for designing controls at source to reasonably prevent against adverse impact causing amenity and harm.

We trust this is clear and helpful.

Kind regards
Jonathan

Jon Pyke

Pollution Control Officer

Service Delivery - Specialist Services - Environment

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

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

Sent: 30 March 2023 10:26

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

Subject: Process transferred to you.

Process PR202303-98763 has been assigned to you. Please click on the link below to view the record.

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