

Altman, Rebecca

From: Pyke, Jon
Sent: 14 September 2023 16:30
To: Altman, Rebecca
Cc: Scott, Neil; Panza, Yacklin
Subject: Application No: DC/23/95930 - Address: GROUND FLOOR, 103 BOURNEMOUTH ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 3AE

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Conditions, Consultation responses

Description: Application for discharge of Conditions 3 and 4 (Contaminated land), 5 (CEMP), 6 (Materials), 8 (Boundary treatment), 12 (Car Park and Delivery Management Plan), 14 (Hard surfacing), 15 (Noise), 21 (Cycle storage) and 25 (Lighting) of planning permission F/22/94159 for 'Single storey extension to existing commercial building (Use Class E, excluding E(b), (d), (g)ii, iii and (f)), including new refuse and cycle storage'

Hi Rebecca

Thank you for consulting Pollution Control for observations. Our colleague Yacklin will review the submissions on contaminated land, and our comments on the CEMP, Noise and Lighting submissions are below.

5 (CEMP): the plan mentions the existing site hoarding will be retained for the works. It is unclear to us whether this is recent addition to the site or reliance on boundary fencing and walling to the neighbouring dwelling. The latter would be unacceptable. The site hoarding must be located within the site boundary, be solid to a density of 15 kg/m² and of a height 2.4m. Further, on dust control details must be provided of controls with reference to standards. We recommend the following statement is provided on page one of the document.

"All works shall be carried out using Best Practicable Means according to The Control of Pollution Act 1974, BS 5228 "Code of Practice for noise and vibration control on construction and open sites" and the Greater London Authority's "The Control of Dust and Emissions During Construction and Demolition". In event of a complaint about pollution impact from occupiers of neighbouring property or others, remedial actions shall be taken within 24 hours, or the works cease until they can be. The applicant and its contractor shall keep good records of complaints and remedial actions. The records shall be made available to the Council upon reasonable request such as when visiting the site to investigate complaint about pollution."

12 (Car Park and Delivery Management Plan) Unfortunately absent in this document is means of minimising noise from deliveries and handling goods onsite. Having these set out will be helpful for site and delivery operatives to implement, monitor and audit. For example, corrective actions can be implemented and logged. The plan does not include for record keeping or forms etc for easy use. It seems the plan is for traffic engineering, not about quiet delivery and management. Please ask the applicant to revisit this plan, to make it site specific and include for all aspects of the delivery and handling that make noise. There are industry and other guidance to help including TfL Code of Practice for Quiet Deliveries and DfT Quiet Deliveries Good Practice Guidance. Some of the miscellaneous noise in our experience that also causes nuisance is the use of trolleys and uneven or rugged or stepped surfaces. Our work with Co-op for example elsewhere in Eastleigh has helped define site specific controls and practices and include general quiet delivery practices the firm ordinarily employs.

We welcome the car park being laid with porous asphalt. Please ask the applicant to confirm this will be smooth surface between the delivery lorry and the store for quiet wheeled cage or trolley, access for delivery, and how the cages will be stored when not in use. It seems from the plan textured granite paving will be laid between the stored and the delivery area. We prefer the access to be smooth with no transition.

15 (Noise) We note the calculated noise levels are for opening hours within the period 0700 and 2300, and that building services equipment will operate 24 hours. These comply with the requirement of Condition 15. Subject to satisfactory results from a post installation noise assessment and if necessary, addition noise controls, Condition 15 would be satisfied. We note a new noise barrier will be provided along the boundary of the car park beside the neighbour's fence, which is noted to be a close boarded fence 2.1m high. We expect the density of this to be 15 kg / m2. Please ask the applicant to confirm this. Regarding the boundary to the front side of the neighbouring dwelling, it appears the applicant relies upon the neighbour's own fencing. We advise the applicant to provide and maintain its own fence to the standard for noise barrier and density. The height of this can therefore be optimised to minimise the risk of disturbance or nuisance from use.

25 (Lighting): Unfortunately, the lighting report, plan and information on the light product do not demonstrate compliance with the Institution of Lighting Engineers "Guidance Note for the reduction of obtrusive light", which we refer to for the prevention of adverse light pollution to dwellings and the environment. Please also advise the applicant to use a warm light colour, not exceeding a temperature of 3000K (kelvin). We see the light product information has this option.

We trust this is clear and helpful. Let Neil know when replacement / further information is available for review.

Kind regards
Jonathan

Jon Pyke
Pollution Control Officer
Service Delivery - Specialist Services - Environment