

Harrison, Liz

From: Pires, Andre
Sent: 07 May 2026 13:43
To: Harrison, Liz
Subject: DC/26/101268 - Land at White Stork Road, adjacent to the roundabout with Winchester Road, Boorley Green - Discharge of Condition 13 (Plant & Equipment)

Good afternoon Liz,

Thank you for consulting the Pollution Team on the application reference DC/26/101268 to discharge of condition 13 (Plant & Equipment) of planning permission F/23/96629 for the erection of 70-bed C2 Care Home incorporating an ancillary Community Hub with new vehicular access to White Stork Road.

Condition 13

"No development above slab level shall commence until details of all heating, cooling, and ventilation plant and equipment to be installed have been submitted to and approved in writing by the Local Planning Authority. These details shall include any measures to minimise air emissions, in compliance with the Air Quality Objectives set out in the UK Air Quality Strategy and Eastleigh Borough Council's Air Quality Action Plan, and relevant DEFRA guidance. All equipment must be installed, operated, and maintained in accordance with the manufacturer's specifications for the approved details. Reason: To ensure the development does not adversely affect local air quality and to safeguard public health and the environment."

I have reviewed the Royston Jones Statement and the Mechanical, Electrical and Public Health Services Performance Specification report prepared by Harniss, dated 20.06.2025. Sufficient detail has been provided regarding the proposed heating, cooling and ventilation plant, together with the measures to minimise air emissions and the installation, operation and maintenance arrangements.

A roof plant layout drawing indicating the location of the plant would be useful, although it is not considered necessary in this instance.

The applicant has adequately demonstrated the proposed strategy for the heating, cooling and ventilation systems, including the associated measures to minimise air emissions, in accordance with the requirements of Condition 13.

The submitted information is considered acceptable and Condition 13 can therefore be discharged.

Thank you

Andre

Andre Pires

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