

Osmond, Gary

From: Panza, Yacklin
Sent: 04 March 2024 13:01
To: Osmond, Gary
Subject: RE: [F/24/96952] 87 SWAYTHLING ROAD, WEST END, SOUTHAMPTON, SO30 3AG - Pollution comments

Follow Up Flag: Follow up
Flag Status: Flagged

Hi again Gary,

In addition to the comments in the previous email, I would also like to add a condition about imported soils, as they will probably need to import topsoil for the garden/ soft landscaping area:

Any imported soils required for the development hereby permitted should be demonstrated to be suitable for its intended end use and meet the approval of the Local Planning Authority prior to use on site.

Reason: To minimise the risk from land contamination for the safety of the future occupiers of the development.

If you have any further queries, please do not hesitate in contacting us.

Best regards,

Yacklin

Yacklin Panza

Pollution Control Specialist

Planning & Environment - Pollution

Ext.: 8058

Mobile: 07557 327776

Our Survey is Open!

Please take a few moments to share your views about our workplace. Your feedback will go directly to Great Place to Work® and is in complete confidence.

FIND OUT MORE AT GREATPLACETOWORK.CO.UK



Yacklin Panza

Pollution Control Specialist

Planning & Environment - Pollution

Ext.: 8058

Mobile: 07557 327776

From: Panza, Yacklin <Yacklin.Panza@eastleigh.gov.uk>

Sent: Monday, March 4, 2024 12:56 PM

To: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>

Subject: [F/24/96952] 87 SWAYTHLING ROAD, WEST END, SOUTHAMPTON, SO30 3AG - Pollution comments

Hi Gary,

Thanks for consulting the Pollution Team. I have reviewed the submitted information for the application F/24/96952 for the Erection of 3-bedroom detached dwelling and associated landscaping following demolition of existing garage at 87 SWAYTHLING ROAD, WEST END, SOUTHAMPTON, SO30 3AG.

It was noted that a pre- application was submitted February 2023 for a similar project at the same site, but seemed that the Pollution Team was not consulted. Please see my comments below:

Contaminated land:

Historical maps and aerial imagery indicate that the site has not been previously developed, apart from the structure at the back of 87 Swaythling Road which appears since at least 1999. The applicant did not provide any details on the type of structure and its materials (i.e. could contain asbestos). Most recent aerial imagery indicates site has been subject to changes possibly due to extension works undertaken in the main dwelling from 2021. Historical brickworks were identified immediately to the west boundary of the site (including proposed access area). It is recommended that a watching brief should be maintained at all times during demolition and construction works for unexpected contamination. Please see suggested condition below:

() A watching brief should be followed at all times during construction works and confirmation of this shall be submitted to by the Local Planning Authority (LPA) prior to completion. In the event that previously unidentified contamination is found during the watching brief it must be immediately reported to the LPA. Work shall then cease until an investigation and risk assessment, and where required a remediation scheme, has been submitted to and approved in writing by the LPA. Where a remediation scheme is required by the LPA, the development shall not be brought into use until a verification report for the remediation work has been submitted to and approved in writing by the LPA. All works shall be undertaken by a competent person in accordance with best practice as outlined in BS10175:2011+A2:2017 and LCRM. Any gas monitoring deemed appropriate is to be in accordance with best practice as outlined in such documents as BS8576:2013, BS 8485:2015+A1:2019, Claire RB17 and CIRIA C665. Reason: To minimise the risk from land contamination for the safety of the property's occupiers.

In terms of radon risk, after a review of the updated UK radon map, it was noted that the site lies within an area of 3-5% above action level. A note for the applicant should be included, as shown below:

Note to applicant:

The site is within an area of maximum radon potential of 3-5%. Further consideration needs to be given to the radon risk. As general advice, all developers should:

1. Consult the Radon UK map (UKradon - UK maps of radon) - if they're in an area above 1%, developers should buy the UK Health Agency Radon report (for approximately £4.00) and check their development. Details on the findings on radon risk should be submitted to the LPA.
2. If this gives an answer that is greater than 1%, they should consider Radon protection for new developments.
3. If the answer is greater than 3% then Radon protection will be needed according to Building Regulations, with basic protection required at 3-10% and full protection above 10%.

Noise:

Construction will elevate noise, vibration and dust causing temporary adverse impact. Best practicable means of control will be essential and implemented through a Construction and Environmental Management Plan (CEMP).

The applicant or its contractor must calculate or predict likely impacts and consider the effectiveness of options on methods of construction and controls. We append condition to this effect below:

- (i) No development, including demolition, shall start on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority, which shall include:
- a) the location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;
 - b) the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway [including vehicle crossovers and grass verges].
 - c) the parking of vehicles of site operatives and visitors;
 - d) measures to control the emission of dust and dirt generated by demolition and construction;
 - e) a scheme for controlling noise and vibration from demolition and construction activities;
 - f) provision for storage, collection, and disposal of waste/rubbish from the development during demolition and construction period;
 - g) measures to prevent mud and dust on the highway during demolition and construction;
 - h) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - i) temporary lighting;
 - j) protection of pedestrian routes during construction;
 - k) temporary surface water drainage provisions; and
 - l) hours of working

Reason: To limit the impact the development has on the amenity of the locality.

Air quality:

The proposed development does not represent a significant impact on air quality. Therefore, we have no objection on this regard.

However, we stress the importance of adopting best practices and measures to safeguard air quality in the area. The developer should ensure that the proposed development aligns with air quality objectives during construction works, promoting a healthy and sustainable environment.

I trust the information above is of assistance. If you have any further queries, please do not hesitate in contacting us.

Best regards,

Yacklin

Yacklin Panza

Pollution Control Specialist

Planning & Environment - Pollution

Ext.: 8058

Mobile: 07557 327776

Our Survey is Open!

Please take a few moments to share your views about our workplace. Your feedback will go directly to Great Place to Work® and is in complete confidence.

FIND OUT MORE AT [GREATPLACETOWORK.CO.UK](https://greatplacetowork.co.uk)



Banner Staffsurvey3