

Osmond, Gary

From: Panza, Yacklin
Sent: 03 June 2024 08:30
To: Osmond, Gary
Subject: [F/24/97383] 394 SOUTHAMPTON ROAD, EASTLEIGH, SO50 5QJ - Contaminated land comments

Good morning Gary,

Thanks for consulting the Pollution Team on the application F/24/97383 for the Change of use from residential dwellinghouse (C3) to 7 person/7 bedroom HMO (Sui Generis), including single storey rear extension and conversion of loft to include box dormer at 394 SOUTHAMPTON ROAD, EASTLEIGH, SO50 5QJ.

The proposed change of use includes the construction of a rear extension and loft conversion, as noted in the Applecore (May 2024) Sui Gen Plan, drawing reference PG.9075-24-07. It is anticipated that this extension involves the excavation of foundations. The application site is not located within an identified contaminative land use. The application site is located in a 3-5% radon potential area.

In terms of contaminated land, we have no objection with the proposed development. However, we recommend the following advisory note on radon:

The development could be impacted by radon and you are advised to consult the radon UK map at ([UKradon - UK maps of radon](#)). If the radon risk is greater than 1%, developers should buy the UK Health Agency Radon report (for approximately £4.00) and check their development address. Details on the findings on radon risk should be submitted to the LPA. If greater than 3% risk then radon protection will need to be provided in accordance with Building Regulations, with basic protection required at 3-10% and full protection above 10%.

I noted that my colleague referred to previous comments on noise and air quality (sent via email on 29/05/2024). In addition to these, I would like to highlight that if the development is permitted, a Construction and Environmental Management Plan (CEMP) should be submitted to and approved by the LPA, including any temporary adverse impacts arising from the construction activities to the locality, and consider how these impacts will be prevented, controlled or mitigated. We suggest the following condition to this effect:

CEMP:

(i) No development 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) Methods of construction works; b) The arrangements for deliveries associated with all construction works; c) Location of temporary site buildings, compounds, construction material, plant, and waste storage areas; d) Measures to minimise dust, noise and vibration; e) Measures to ensure dirt is not transferred onto the highway from the site; f) hours of working; g) waste management; h) temporary lighting (if applicable). Construction work shall only take place in accordance with the approved CEMP.

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

Best regards,

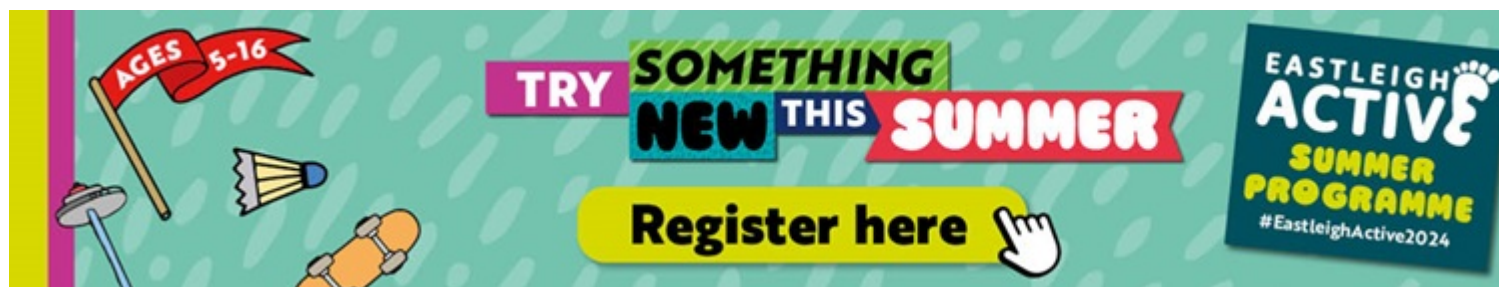
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