

DELEGATED OFFICER REPORT:**Application Ref:** F/24/97403**Site Address:** CAPITAL HOUSE, 100 SOUTHAMPTON ROAD, EASTLEIGH, SO50 5PB**Case Officer:** Clare Martin**Description:** Installation of plant on rooftop and service ductwork to rear elevation for mechanical ventilation & heat recovery system

Particular Site Constraints?	Yes ☒	No ☐
• Within urban edge • Within Eastleigh Town Centre • Within air quality management area		

Planning History?	Yes ☒	No ☐
• Z/15269-00B - Construction of 3 storey offices with adequate car parking and landscaping – Permitted (November 1975) • Z/15269/001 - Construction of three storey offices with car parking – Permitted (April 1976) • Z/15269/003 - construction of four storey offices adjoining block previously approved with parking and landscaping – Permitted (April 1979) • Z/15269/005 - Erection of 4 storey office block - Phase III – Permitted (October 1981)		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Environmental Health:	<u>Noise</u> I have reviewed the submitted Clarke Saunders acoustic report AS13308.240325.R1 and accept its findings and recommendations. The target levels specified if achieved should be sufficient to prevent an adverse impact upon residential amenity from the combined new plant. On a point of detail, the report reviews the combined effect of the following condenser units only: • Two Mitsubishi PURY-P200YNW-A2 • Two Mitsubishi PURY-P250YNW-A2 However, it also references air handling plant, which are not included in the sound predictions presented. However, it recommends mitigation in respect of noise from the air handling plant as follows in para 6.2.4: ‘<i>Ventilation plant, such as air handling units, can be appropriately attenuated by means of in-line duct silencers. The required insertion losses for these silencers can be specified at technical design stage, once final selections have been made, in order to achieve the cumulative plant noise emissions criteria.</i>’ Consequently I would recommend that any consent is conditional so that the choice of the air handling plant and silencers can be approved before the use of such plant. <u>Contaminated land</u>		

	The proposed installation of service ductwork does not involve any ground disturbance. According to the Design and Access Statement (Axis Architecture Ltd., April 2024), all alterations/ refurbishments proposed are to be done internally. Therefore, I have no concerns on contaminated land. <u>Air quality</u> The development of a single building is unlikely to significantly impact air quality by vehicle movements with no allocated parking. However, my understanding is that the new mechanical ventilation and heat recovery plant equipment will work in tandem to increase the building's sustainability, which is generally commendable. Considering the constantly improving levels of nitrogen dioxide in the area and the positioning of the inlet of the plant on the roof of the 4-storage building, the development should not affect the air quality of the building or monitoring area.
Ecology Officer:	<u>Protected Species</u> There are records of bats and nesting birds, including swifts, close to this site. I have reviewed photos of the building on Google maps and do not see any features which would be attractive to nesting birds or roosting bats. The proposed plant would not be near the existing plant room, lift room, staircase or parapets so would not be expected to impact these areas. <u>Biodiversity Net Gain/ Enhancements</u> The de minimus exemption from providing 10% Biodiversity Net Gain applies to this site, however there is a requirement to provide some biodiversity net gain in accord with Local Plan policy DM 11 and NPPF paragraph 180. Bat boxes, swift nest boxes or a sparrow terrace can be installed elsewhere on the building to meet this requirement. The response goes onto give advice on bird and bat boxes.
Parish Council:	No comments received

Site Visit:	Yes ☒	No ☐
Details: Carried out 19/6/24		

Pre-commencement Conditions:	Yes ☐	No ☒
Details:		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."</i>

Policy:
National Planning Policy Framework Planning Practice Guidance Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u>, of which the most relevant policies are:

Strategic policies: S1 (delivering sustainable development), S2 (approach to new development) & S4 (employment provision)

Development Management policies: DM1(new development), DM8 (pollution) and DM11 (nature conservation).

Area Policy: E3 (Eastleigh Town Centre)

Supplementary Planning Documents:
Quality Places

Assessment:

Proposal

The plant will be located on the roof of the four storey office building and comprises new mechanical ventilation and heat recovery units positioned on a platform with handrails to the perimeters and 2no. vertical servicing ducts on the western side of the building. The proposal is to improve the energy efficiency required to heat the building.

Principle

The site is within the urban edge where the principle of development is acceptable.

Other Considerations

- The equipment when mounted on the roof will not exceed the height of the current plant room structures and will not be noticeable from street level. The proposal also includes two grey vertical ducts to the western side of the building, which although not an attractive feature will blend in with the mixed commercial area of the locality.
- A noise impact assessment has been submitted and approved by the Environmental Health Team. The target levels specified within the report should be sufficient to prevent an adverse impact upon residential amenity from the combined new plant. Details of the air handling plant and silencers will need to be approved by condition.
- The new duct work is positioned on the western side of the building, away from the main road (Southampton Road). As such the development should not affect the air quality of the building. A development of this nature will also have no additional impact upon the air quality monitoring area.
- The proposed installation of service ductwork does not involve any ground disturbance and so not contaminated land information is required.
- There will be no adverse impact upon trees, ecology or other natural features worthy of retention. An advice note will be added to the decision about installing bat boxes, swift nest boxes or a sparrow terrace on the building.
- There are no likely significant impacts on the SPA.

Equalities Act:

Section 149 of the Equalities Act 2010 created the public sector equality duty.

Section 149 (1) states:

A public authority must, in the exercise of its functions, have due regard to the need to:

(a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

(b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

(c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups.

It is considered that this application does not raise any equality implications.

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and emerging plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and emerging plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the Emerging Local Plan, as is an assessment of climate impacts.

The NPPF aims for the need for housing to be met, and Policy S2 of the Adopted Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Saved, Policies S1, DM2 and DM3 of the Adopted Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

Conclusion:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...