

Environmental Health Consultation Response

Ref: F/24/97449

Site Address: F/24/97449: 91 LEIGH ROAD, EASTLEIGH, SO50 9DQ

Description: Change of use from offices (Class E(g)(i)), to 8-bedroom house in multiple occupation (sui generis use), with associated refuse and cycle storage, boundary treatment, and provision of parking to include new dropped kerb on Leigh Road.

Environmental Noise

No acoustic information is included with the application.

The site is located next to a very busy road (A335 Leigh Road) that is likely to pose a significant adverse risk to the amenity of future occupiers of this site. It is unlikely in my view, that the Local Plan criteria for habitable rooms would be met either with open window ventilation or with conventional double glazing using trickle ventilation for habitable rooms on the front façade.

If the application is to proceed a suitable acoustic design needs to be developed taking account of the acoustic conditions found on site before the application is determined. This needs to assess existing traffic noise conditions by determining the $L_{Aeq, 16 \text{ hour}}$, $L_{Aeq, 8 \text{ hour}}$ and L_{Amax} for the site and then developing an acoustic design whereby the local plan acoustic criteria can be met whilst ventilating the property adequately. The ventilation scheme will need to satisfy the Building Regulations requirements in respect of ventilation rates and any need to prevent overheating.

Air Quality

The site is located within Eastleigh Air Quality Management area. The proposed development includes 3 parking spaces. Aerial imagery presented up to 6 parking spaces within previous use as offices. We don't anticipate that the proposed change of use from offices to HMO will generate significant traffic during construction and operational stages. Therefore, the impact on air quality is considered to be low.

Even though the proposed development does not represent a significant risk on air quality, we stress the importance of adopting best practices and measures to safeguard air quality in the area, details on this can be provided within the Construction Environment Management Plan (mentioned below).

Contaminated land

The proposed development indicates there will be no external alterations to the existing building, except for the provision of a new communal garden space. All alterations to be undertaken internally. Can the applicant provide information on whether the proposed new garden involve any ground excavations or importation of soils? If that is not the case, then we have no concerns on contaminated land.

CEMP

Due to the proposed development located within a residential setting, we recommend the provision of a Construction and Environmental Management Plan (CEMP) to prevent, minimize,

mitigate and control any noise, vibration and dust that can cause temporary adverse impacts to neighbours. The following condition is proposed:

(l) No construction shall start until a Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. Preparation and construction work shall only take place in accordance with the approved CEMP which shall include:

- a) the location of temporary site buildings, compounds, construction material and plant storage areas used during 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 construction;
- e) a scheme for controlling noise and vibration from construction activities;
- f) provision for storage, collection, and disposal of waste from the development during construction period;
- g) measures to prevent mud and dust on the highway during 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) hours of working

Reason: To limit the impact the development has on the amenity of the locality and to protect biodiversity