

Osmond, Gary

From: Wedgbury, Stuart
Sent: 30 July 2024 11:02
To: Osmond, Gary
Subject: F/24/97868- THE ROLL CALL, WOOLSTON ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5FJ- Our Ref- PR202407-105510

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Dear Gary

F/24/97868- THE ROLL CALL, WOOLSTON ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5FJ- Change of use from Public House (Sui Generis) to Offices & Storage (Class E(g)), with associated alterations to the building and externals including erection of palisade fencing. – Our Ref- PR202407-105510

Thank you for consulting Environmental Health on the above application. I comment upon environmental noise only.

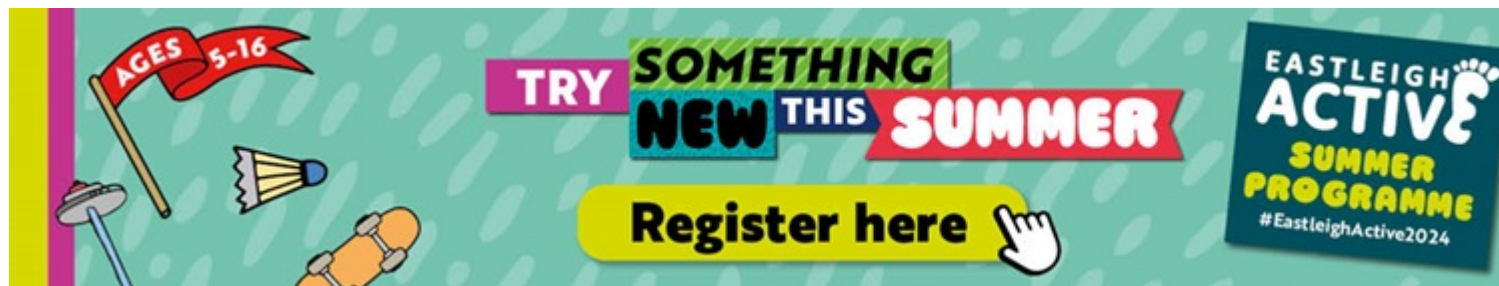
I have no concerns regarding the proposal to use the building as office accommodation subject to such consent being conditional upon the operational hours stated in the application form. Any fixed external plant should also be subject to a design condition to ensure it does not pose a risk to amenity due to noise generation.

I am confused however, by the reference in the description to 'storage'; whereas Class E(g)(i) references office use suitable for a residential area, it does not reference storage. Use Class B8 covers storage (including open air storage) but is not referenced in the application description.

I have concerns regarding any proposal for storage especially if such storage is in the open air or comprises plant or material that is noisy when moved, due to the close proximity of residential uses. This reference to storage begs the questions; what items will be stored?; where will they be stored?; what access arrangements would be required for these items?; if the items stored include plant or equipment what maintenance activity may take place?. The submitted plan shows 3 secure storage containers to be located about 35 meters from a residential curtilage at the rear of the site. I also note a 'Construction Exclusion Zone' marked upon the plans suggesting other areas are not so excluded. Does this imply that for example, that wheeled or tracked construction plant would be stored on this site? Overall, there is insufficient information supplied to qualitatively assess the risk to amenity that may arise from the storage element of this application. I would recommend that in the first instance, you seek a much more detailed description of this element of the proposal before determining the application.

Regards

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