

Osmond, Gary

From: Panza, Yacklin
Sent: 09 August 2024 14:07
To: Osmond, Gary
Subject: [F/24/97730] 107-109 LEIGH ROAD
Attachments: EBC - CEMP template for small sites.pdf

Hi Gary,

Thanks for consulting the Pollution Team on the application F/24/97730 for the conversion of offices (Class E) to form 2 No HMO's each for 7 unrelated persons (sui generis), single storey side/rear extension to No 107, amenity space, parking, new dropped kerb to Leigh Road, and alterations to fenestration at 107-109 LEIGH ROAD.

I noted my colleague Stuart Wedgbury gave you comments on environmental noise on 17/07/2024. Please see our comments in relation Contaminated Land and Air Quality:

Contaminated land

The application site is not located within a land with identified former contaminative use; however, made ground could be present due to existing uses. Previous applications F/23/95415 (for the conversion of offices to dwellings) and F/23/96585 (for the conversion of offices into 2x6-bed HMOs) were permitted. No conditions were imposed in terms of contaminated land. It is noted that additional information was submitted in the Design and Access Statement produced by Applecore (July 2024) in relation CEMP, regarding location on material storage, loading and parking area, site security, pedestrian access/ routes, etc. It is recommended that this information is included in a formal CEMP (please see attached our CEMP guidance for small sites). The Design and Access Statement also mentions that the project involve hard and soft landscaping areas. Will these soft landscaping areas involve the excavation/ removal and importation of soils? Can the applicant clarify this? We would recommend that these are made hard standing, as no information has been provided on the presence or otherwise of land contamination.

Air Quality

The development site is located within the Eastleigh Air Quality Management Area, AQMA, designated for exceedances of Government guideline for nitrogen dioxide, NO₂, arising from road traffic. No information been provided to show how the building will be ventilated so as to avoid drawing in polluted air from the road facing facades. Our preference for ventilation (also required when windows are closed to prevent noise ingress) is to obtain fresh air from the rear side of the dwelling using a mechanical system.

In conclusion, we do not object with the principle of the proposed development; however, additional information is required in terms of soft landscaping and air quality.

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

Best regards,

Yacklin

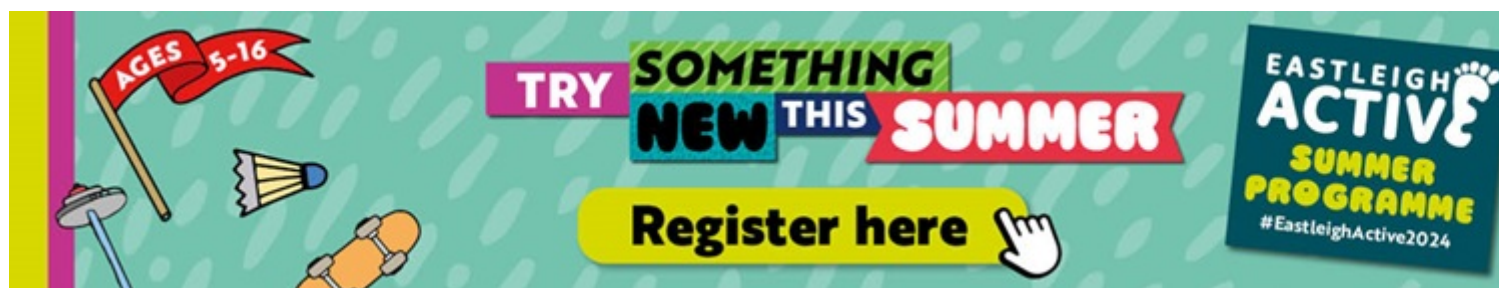
Yacklin Panza

Pollution Control Specialist

Planning & Environment - Pollution

Ext.: 8058

Mobile: 07557 327776



Banner EastleighActive