

From: Panza, Yacklin
Sent: 04 December 2024 11:17
To: Development Management
Cc: Harrison, Liz
Subject: FW: FLYCATCHER ROAD, BOTLEY - External Consultation HCC/2024/0665 - Air Quality comments

Dear Planning Team,

Thanks for consulting EBC Pollution Team regarding the above application for the construction of a new two storey school for 125 pupils with Social Emotional and Mental Health (SEMH) needs, with associated external play areas and parking and drop off facilities at Luminous Oak SEMH School, Flycatcher Road, Boorley Gardens, Hedge End, Botley SO32 2FG. I will provide comments on air quality only.

I have reviewed the submitted Air Quality Assessment produced by RPS (dated 10/05/2023) reference JAR03405. This report evaluates air quality impacts from both construction and operational phases. The report identifies a high risk of dust generation during construction phase and outlined mitigation measures to minimise these risks. The report also concludes that the air quality impacts during operational phase are not significant. I generally agree with the findings of the report; however, I would like to raise the following considerations:

- While the assessment references mitigation measures for construction-phase dust in Section 7, we request submission of a site-specific Construction Environment Management Plan, including a Dust Management Plan, for review and approval prior commencement of construction works.
- The proposed school includes a kitchen facility; yet no details of the proposed ventilation system for the extraction and dispersal of cooking smells/fumes has been provided.

To address the above considerations, I suggest the following conditions to be imposed:

CEMP

No construction or site preparation works involving excavation 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 air-borne pollutants to protect local residents, particularly those with sensitivities to air pollutants;
- 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) Public relations procedures, including complaint management and community liaison;
- i) temporary lighting;
- j) temporary surface water drainage provisions; and
- k) hours of working

Reason: To limit the impact the development has on the amenity of the locality.

Details of Extract/Ventilation System

Prior to the commencement of development, details of the proposed ventilation system for the extraction and dispersal of cooking smells/fumes must be submitted to and approved in writing by the Local Planning Authority. The system must include:

- Construction method, odour control measures, noise levels, and aesthetic considerations.
- Flues that:
 - a. Terminate at least 1 metre above the ridge height of any nearby building with no obstruction to upward air movement, or
 - b. Incorporate odour control measures (e.g., activated carbon filters or electrostatic precipitation).

The approved system must be installed prior to occupation and retained thereafter.

Reason: To ensure appropriate odour control and safeguard the amenity of adjoining properties

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

Best regards,

Yacklin

Cinderella's Wishes