

Pollution Control Specialist's response - contaminated and air quality (20/11/2024 via email)

F/24/98426 - 14 KINSBOURNE WAY, THORNHILL, SOUTHAMPTON, SO19 6HB

Hi Dorothy,

Thanks for consulting the Pollution Team on the Planning Application F/24/98426 for the Proposed erection of 1no. 3-bedroom detached house at 14 KINSBOURNE WAY, THORNHILL, SOUTHAMPTON, SO19 6HB. I will comment on contaminated and air quality only. Comments on noise will be send separately.

Contaminated land

The application site is not located on land with a former/ current contaminative use; however, made ground is likely to be present due to previous uses and structures in the vicinity. The application site is not within a radon risk area. The Proposed Site Plan presents the area to the south of the plot to be used as a private garden. Whilst we do not object with the principle of the development in terms on contaminated land, we suggest the following conditions to be imposed if application is granted:

Watching brief

() A watching brief should be followed at all times during construction works and confirmation of this shall be submitted to by the Local Planning Authority (LPA) prior to completion. In the event that previously unidentified contamination is found during the watching brief it must be immediately reported to the Local Planning Authority. Work shall then cease until an investigation and risk assessment, and where required a remediation scheme, has been submitted to and approved in writing by the Local Planning Authority. Where a remediation scheme is required by the Local Planning Authority, the development shall not be brought into use until a verification report for the remediation work has been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken by a competent person in accordance with best practice as outlined in BS10175:2011+A2:2017, LCRM and other relevant guidance.

Reason: To minimise the risk from land contamination for the safety of the property's occupiers.

Imported soils

Any imported soils required for the development hereby permitted should be demonstrated to be suitable for its intended end use and meet the approval of the Local Planning Authority prior to use on site.

Reason: To minimise the risk from land contamination for the safety of the future occupiers of the development.

Air quality

The proposed construction of one 3-bed dwelling with two parking spaces does not represent a significant impact on air quality. Therefore, we have no objection on this regard. However, we stress the importance of adopting best practices and measures to safeguard air quality in the area. The developer should ensure that the proposed development aligns with air quality objectives during construction works, promoting a healthy and sustainable environment. I recommend the submission of a Construction Environment Management Plan (CEMP) to mitigate any potential environmental impacts during the construction phase of the proposed development, as shown below:

CEMP

No construction or site preparation works shall start on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority, which shall include: a) Methods of construction works; b) The arrangements for deliveries associated with all construction works; c) Location of temporary site buildings, compounds, construction material and plant storage areas; d) Measures to minimise dust, noise and vibration; e) Measures to ensure dirt is not transferred onto the highway from the site. Construction work shall only take place in accordance with the approved CEMP.

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

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

Best regards,