

Osmond, Gary

From: Panza, Yacklin
Sent: 09 January 2025 09:46
To: Osmond, Gary
Subject: [F/24/98504] Land Adjacent to 87 High Street, West End, SO30 3DS - Contaminated land and air quality comments

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Good morning Gary,

Thanks for consulting the Pollution Team on the planning application F/24/98504 for the change of use of existing land to a mobile tyre fitting business (sui generis) at the Land Adjacent to 87 High Street, West End, SO30 3D. I will comment on contaminated land and air quality only. My colleague Paul Bieda will pass comments on noise in due course.

Contaminated land

The site is not located within an identified contaminative land use. According to aerial imagery available, the site has been historically used as car park. According to the Design and Access Statement for Mobile Tyre Changing Business prepared by NA Planning Ltd (no date) indicates that the proposed business will comprise the following features: a specially designed vehicle equipped with all necessary tools to provide tyre changing service, a designated operational area (as shown in the Proposed Ground Floor Plan – under a canopy), and an awning or timber framed shelter for both customers and employees. Hence, the installation of these structures does not represent a significant ground disturbance. The garages to the east of the site will remain unaltered. It is understood that the services to be offered by the proposed business will only comprise tyre changing (no other vehicle repairing activities that involves use of chemicals/ oils/ fuels that could pose contamination risk).

Whilst I do not object in principle to the proposed new mobile tyre business, I recommend that a waste management plan for the appropriate disposal waste and a spill management in the event of accidental spills are submitted to and approved by the local authority to prevent/ control potential contaminated land risks.

Air quality

The site is not located within an Air Quality Management Area. The Design and Access Statement indicates the services will be provided by a mobile vehicle; however, it does not mention anything in relation the emissions from his vehicle, or emissions from other on-site vehicles idling. In addition, it is noted that the site ground comprises gravel rather hardstanding. Increased vehicle movements in and out of the site could potentially generate dust or cause mud to be transferred onto the road. It would be beneficial if the applicant can clarify:

- Whether measures will be implemented to control or reduce vehicle emissions (such as limiting idling, etc).
- Whether there are any plans on ground improvement, or alternatively, any considerations on preventing dust/dirt transfer to the road

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

Best regards,

Yacklin

Yacklin Panza

Pollution Control Specialist

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