

ENVIRONMENTAL PROTECTION CONSULTATION RESPONSE

Location: Land west of Church Hill, and Land off Butts Close and Schoolhouse Lane, Marnhull

Application Reference & Proposal: P/OUT/2023/02644

Proposal: Hybrid planning application consisting of: Full planning permission for a mixed-use development to erect a food store with cafe, plus office space and 2 No. flats above. Erect building for mixed commercial, business and service uses (Class E), (e.g. estate agents, hairdresser, funeral care, dentist, vet). Form vehicular and pedestrian accesses and parking. Form parking area for St. Gregory's Church and St Gregory's Primary School. Carry out landscaping works and associated engineering operations. (Demolish redundant agricultural buildings). Land west of Church Hill. Outline planning permission (to determine access) to erect up to 120 dwellings. Land off Butts Close and Schoolhouse Lane.

Recommendation: (x in a box)

	No comment
x	Comment
x	Recommend conditions and or modifications (set out below)
	Refusal (reasons set out below)

Thank you for consulting Environmental health on this outline application. Please find our comments below.

Contaminated Land

Our records indicate that the proposed development lies on and nearby areas with historic potentially contaminative land uses including agricultural, cemetery/graveyard, motor vehicle maintenance and repair, brewing and malting. It is considered that the applicant should be required to satisfy the planning authority that the site is adequately characterised in terms of land contamination issues. Please apply the standard contaminated land condition to any permission granted. The Council's contaminated land consultants should review any assessment and or investigation reports provided.

Noise

The proposed development will introduce new noise to the area; therefore, a noise assessment should be undertaken to prevent an adverse effect on any sensitive receptors.

Tess Square

The applicant should undertake an appropriate assessment to consider the potential noise impacts of the proposed development upon existing nearby receptors and the proposed flats above the food store and cafe. Such an assessment should consider, noise from vehicles and deliveries to and from the site and any external plant such as air handling units or kitchen extraction equipment. The assessment should detail the existing background noise levels, the anticipated increase due to the proposed use, and any mitigation strategies proposed to protect the amenity of nearby receptors. The assessment should conform to and document relevant standards.

Part of the application is to “Erect building for mixed commercial, business and service uses (Class E). Planning Class E is quite wide in its remit. Some of the associated work activities could produce other noise or odour that may have an impact on the amenity of residents. Should planning permission be granted I would suggest that permission should be limited to the activities as requested “e.g., estate agents, hairdresser, funeral care, dentist, vet”.

Butts Close

Should there be any external plant as part of the development such as electrical substation or air source heat pumps (ASHP) the applicant should undertake an appropriate assessment to consider the potential noise impacts of the plant upon new receptors.

In respect of any ASHP's the assessment must be undertaken by a Suitably Qualified Acoustician and consider the local circumstances, the nature of the installation, tonality, intermittency of operation, sound levels in reverse cycle, background sound levels, structure borne sound and vibration transmission. The Institute of Acoustics (IOA) and the Chartered Institute of Environmental Health have recently issued guidance on this matter [CIEH and IOA launch new heat pump briefing notes](#).

Odour

There is currently no detailed information about the proposed café. Full details of the arrangements for internal air extraction, odour control, and discharge to atmosphere from cooking operations, including any external ducting and flues should be provided along with an appropriate odour assessment to prevent an adverse odour effect upon nearby sensitive receptors.

Lighting

If artificial lighting is to be installed for the commercial activities at Tess Square, the applicant will need to demonstrate that there will be no adverse impact on nearby sensitive receptors. A light

spill assessment will need to be undertaken to ensure lights do not spill and glare onto nearby properties. This could be addressed by a suitable condition.

Construction Management

Due to the close vicinity of existing residential dwellings, I recommend a condition for a construction method statement to be agreed with the local authority prior to development of the site should planning permission be granted, to manage any possible adverse effects associated with the development. This would be limited to no bonfires, protection of nearby receptors from dust arising from construction and vehicle movements and storage of waste materials prior to removal from site. The recommended construction method statement should include operating times of construction and other mitigation measures to reduce noise during the build.