
From: Kevan Buck [REDACTED]
Sent: Friday, April 28, 2023 2:55 PM
To: Sarah Papaleo [REDACTED]
Subject: Planning App 4/23/2085/0F1 - Two New Commercial Units, Joe McBain Avenue, Moresby Parks

Good afternoon
Further to the above planning application.

The main consideration is the potential for contamination from historical industrial use on / around the site.

A preliminary Environmental Appraisal has been submitted by the applicant, and this concluded that the geo-environmental risks were very low / low / negligible.

Nevertheless its conclusion recommended that further phase 2 ground gas monitoring, trial pits for possible made ground, soil contamination testing, and boreholes for unrecorded mine workings be undertaken.

Given that the risks are so low, and that the end use of the development is commercial, the Environmental Health team do not propose that a phase 2 contaminated land study is conditioned to any approval granted to the scheme.

Rather, that a risk assessment is carried out by the site developer on and during the groundworks and any suspected contamination is duly reported and dealt with.

Appropriate PPE should be provided to construction staff and materials used in utility trenches and foundations is commensurate to the ground conditions.

It would be prudent to request a planning condition that any suspected contamination is reported to the Local Planning Authority and a scheme to monitor, risk assess and remediate if required is put in place.

Other than that, the Environmental Health team would wish that construction works are carried out during standard hours (ie Monday to Friday 08.00 – 18.00 and Saturday 08.00 – 13.00) so that undue noise disturbance is not caused to residents in the locality.

Also that any external artificial lighting on site must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone E3 contained within the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting GN01/21, in order to safeguard the amenities of nearby residential occupiers.

Regards

Kevan Buck

Environmental Health Officer - Environmental Health

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