

## **Environmental Health Consultee Comments for Planning**

**Application Number:** UTT/23/0950/PINS - Land at Tilekiln Green, Stansted, Great Hallingbury

### **Lead Consultee**

Name: Ross Jarvis

Title: Environmental Health Officer (Agency Support)

For further contact and correspondence:

Name: Nayna Daudia

Tel: [REDACTED]

Email: [REDACTED]

Date: 10<sup>th</sup> May 2023

**Proposal:** Development of the site to create an open logistics facility with associated new access and ancillary office and amenity facilities

### **Comments**

Thank you for consulting me on this application. Further to my investigations I have the following comments to make:

#### **Contaminated Land**

The Council has no reason to believe this site is contaminated and is not aware of any potentially contaminative past use, however, it is the developer's responsibility to ensure that final ground conditions are fit for the end use of the site. The following condition is therefore, recommended.

If during any site investigation, excavation, engineering or construction works evidence of land contamination is identified, the applicant shall notify the Local Planning Authority without delay. Any land contamination identified, shall be remediated to the satisfaction of the Local Planning Authority to ensure that the site is made suitable for its end use.

**Reason:** To protect human health and the environment

#### **Environmental Noise**

The noise assessment submitted with the applications shows that previous comments made by Environmental Health have been taken into consideration and adjustments made to the site. The noise assessment now shows that the new site layout will now have an adverse impact on the nearest noise sensitive receptors. The noise levels received will be below the desired target of 5dB below background level at most times, although there may be a 2-3 hours at night where this is exceeded. The assessment concludes that the development will be below LOAEL at all times. At an earlier stage in the consultation noise barriers were deemed to be undesirable, presumably by the nearby receptors. Acoustic barriers remain a feasible way to reduce levels further if needed. However, subject to the proposal being developed according to the specifications used in the acoustic assessment the proposal is unlikely to have a significant impact on nearby receptors, therefore there are no objections on noise grounds. It may yet be necessary for further assessments to be completed to ensure that specific plant and machinery used at the site does not cause an impact. If permission is given, noise during development of the site will also need to be considered and minimised.

### **Construction/Demolition**

In view of the scale of the development as proposed, it is recommended that the following Construction Environmental Management Plan is attached to any consent granted to ensure that construction impacts on adjacent residential occupiers are suitably controlled and mitigated:

### **Construction/Demolition Environmental Management Plan**

Prior to the commencement of the development, a detailed Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority, and the plan shall include the following:

- a) The construction programme and phasing
- b) Hours of operation, delivery and storage of materials
- c) Details of any highway works necessary to enable construction to take place
- d) Parking and loading arrangements
- e) Details of hoarding
- f) Management of traffic to reduce congestion
- g) Control of dust and dirt on the public highway
- h) Details of consultation and complaint management with local businesses and neighbours
- i) Waste management proposals
- j) Mechanisms to deal with environmental impacts such as noise and vibration, air quality and dust, light and odour.
- k) Details of any proposed piling operations, including justification for the proposed piling strategy, a vibration impact assessment and proposed control and mitigation measures.

All works shall be carried out in accordance with the approved CEMP thereafter.

**Reason:** In the interests of highway safety and the control of environmental impacts

### **External Lighting**

In view of the rural location of the site, it is essential to ensure that any external lighting is properly designed and installed to avoid any adverse impacts on residential neighbours from obtrusive or spill over light, or glare. The guidance used and criteria set out in the lighting strategy submitted with the application are acceptable. An Isolux contour map shows that lux levels will be below 1 lux at the nearest sensitive receptors. The light locations and specifications have been submitted. Subject to the development being progressed in line with these plans, there should be no significant adverse impact to nearby receptors caused by external lighting at the site.

**Recommendation** - A condition should be attached to ensure that the external lighting scheme installed follows that set out in the submitted plans.

### **Air Quality**

The air quality assessment completed by Fichtner, 21 January 2022, reference S3349-0030-0001SMN and the addendum report 16 March 2023 shows that the impact of the development on air quality during the construction phase is negligible once appropriate mitigation measures are taken. The highest risk category for the proposed development is 'high risk', for dust soiling effects from trackout. Therefore, in accordance with IAQM guidance general mitigation measures should be applied at this risk rating for the site. These measures are included in Appendix C of the report.

**Recommendation** - A condition should be attached to any permission to ensure that the appropriate level of mitigation against impacts to air quality during the construction phase is applied.

The air quality assessment found that impacts to air quality during the operational phase will be negligible. Section 5 of UDC's Air Quality Technical Guidance requires that Type 1 mitigation measures listed in Guidance are appropriate for the Proposed Development.

**Recommendation** - A condition should be attached to ensure that an appropriate type 1 level of mitigation is incorporated as specified.