

Environmental Health Consultee Comments for Planning

Application Number: UTT/21/2730/OP

Land East Of
Pines Hill
Stansted

Lead Consultee

Name: H. Ziervogel

Title: EHO

Tel: [REDACTED]

Email: [REDACTED]

Date: 22 September 2021

Outline application for the erection of 31 residential dwellings

Noise

This service has viewed the Climate Acoustics Noise Impact Assessment Ref: CLI0239/R1/Rev.D dated 20 August 2021. Although the area is affected by noise from the railway track, traffic and the industrial units, the report has various mitigation suggestions to bring the noise levels down to acceptable levels, therefore if you are minded to approve the application, the following condition is requested to ensure that future occupiers of the residential dwellings enjoy a reasonable internal and external acoustic environment:

- *Prior to any above ground development a scheme shall be submitted for the protection of the dwellings hereby approved from noise from roads and from the adjacent commercial units, for approval in writing by the Local Planning Authority. The scheme shall ensure that reasonable internal and external noise environments are achieved in accordance with the provisions of BS8233:2014 and BS4142:2014.*
- *No dwellings shall be occupied until the scheme providing protection for those dwellings has been implemented in accordance with the approved details and has been demonstrated to achieve the required noise levels to the satisfaction of the Local Planning Authority. The approved scheme shall be retained in accordance with those details thereafter.*

Air Quality

NPPF 2018 supports provision of measures to minimise the impact of development on air quality by encouraging non car travel and providing infrastructure to support use of low emission vehicles.

A condition requiring bike storage space and charging points for electric vehicles for each dwelling is requested.

Construction Noise & Dust

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

- *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, including 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.

Contaminated Land

This service has viewed the Brown to green Phase I Desk Study Report Number: 2691/Rpt 1v4 and 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 therefore the following condition is requested;

- *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.*

Informative:

Energy saving and renewable technologies should be considered for this development in addition to the electric vehicle charge points, such as solar panels, ground source heat pumps etc in the interests of carbon saving and energy efficiency.