

From: Scott, Judith
Sent: 17 March 2023 09:53
To: Booth, Claire
Subject: RE: Initial Consultation on Planning Application

Hi Claire

Please find my comments below.

CONTAMINATED LAND

The site has historically been in use as residential followed by a Snooker Hall until more recently when the site is no longer in use.

The site is not within 250m of a landfill site.

No intrusive works appear to be proposed, therefore contaminated land conditions are not required.

AIR QUALITY – Comments

The site is located within an Air Quality Management Area. Due to the scale of the development, it is considered unlikely that the development would create an increase of more than 100 AADT (annual average daily traffic). Therefore in line with the EPUK Guidance, an air quality assessment is not required.

However, in line with the principles of Good Practice set out in the EPUK Guidance, consideration should be given to mitigating the impact of poor air quality on future residents who would reside within an AQMA. Additionally, we would welcome proposals to mitigate any potential impact on local air quality through the provision of electric vehicle charging points to encourage the use of low emission vehicles.

Operations – Environment Section.
17 March 2023.

Regards

Judith Scott
Environmental Protection Officer
Department of Operations

