



Coventry City Council



Memo

Community Services Directorate Public Safety & Housing

To

Geoff Horsmann

Date

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From

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Subject

Land at Bennett's Road South & Sandpits
Lane

Regarding the request for a screening opinion on the potential development of the above site, I would expect the following to be conducted for noise, air quality and contaminated land. I would be happy for these to either be conditioned or to be incorporated into an EIA if necessary.

Noise

A noise report shall be undertaken by a competent person and evidence of their qualifications shall be included. A list of acoustic consultants can be obtained from the Institute of Acoustics – www.ioa.org.uk

The noise report should include results for LAeq, LA₁₀ and LA₉₀ noise descriptors, together with a calculated arithmetical average for the LAeq. The report will demonstrate by calculation that internal noise levels for the proposed residential properties meet the 'Good' criteria set out in BS 8233 together with any mitigation measures that are required to achieve this and must make reference to potential noise from the proposed retail units, details of opening hours of these units and details of required insulation between residential and commercial, again to achieve BS 8233 'Good'.

The report shall also demonstrate that outdoor garden or leisure areas associated with this development meet the 55dB limit as required by the WHO.

The assessment shall ideally be undertaken over a 24 hour period, or if this is not possible over a period that is first agreed with Environmental Protection but this must include measurements during rush hour.

A map of monitoring points should be included together with full justification as to why these locations were selected.

Calibration certificates for equipment used in the noise assessment must be submitted in the report.

Air Quality

As the proposed development comprises such a large number of new dwellings, an air quality assessment will be required. The assessment shall incorporate the following:

- The assessment shall be performed using a suitable dispersion model as specified in LAQM.TG(09) due to the size of the development
- The modelled NO₂ data must be validated and corrected against monitoring data from at least 3 months (preferably 6 months) diffusion tube monitoring performed in accordance with LAQM.TG(09)
- The assessment must ascertain concentrations of NO₂ and PM₁₀ at the building facade
- As NO₂ concentrations have not been decreasing year on year as previously predicted, it is expected that a sensitivity test will be undertaken to establish the discrepancy between future-year concentrations with the previously expected emission reduction and without. Background values and emission factors used in the test will preferably be from 2010, as they will be more worst-case.
- Meteorological data used should be from Church Lawford or Coleshill weather stations and the year used should be within the last five years and should be stated.
- The assessment should show traffic data used and state its source.
- Should the assessment show that concentrations of NO₂ and/or PM₁₀ at the facades of the residential buildings exceed the air quality standards, the developer shall provide information on methods of mitigation which can be applied as planning conditions if accepted.
- The assessment should state what measures will be taken to reduce the air quality impacts from construction.
- Consideration must be given to the impact of demolition and construction works and mitigation methods included in the assessment.

Contaminated Land

Due to the proximity of Coventry Colliery to the site and the amount of made ground in the vicinity, I would recommend that a full site investigation be undertaken to assess current levels of contamination across the whole site, in accordance with the guidance below:

1. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's '*Model Procedures for the Management of Land Contamination, CLR 11*'.

2. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

3. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

4. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3.

Regards,

Charlotte Troughton
Environmental Protection Officer