

Robins, Joel

From: Planning Department
Subject: FW: SCO/2018/3007 Thompsons Farm, Thompsons Road, Coventry, CV7 8JW
Attachments: SCO 2018 3007.docx

From: Chaplin, Neil
Sent: 15 November 2018 12:19
To: Smith, Nigel <Nigel.Smith@coventry.gov.uk>
Subject: FW: SCO/2018/3007 Thompsons Farm, Thompsons Road, Coventry, CV7 8JW

From: Taylor, Frances
Sent: 13 November 2018 11:34
To: Chaplin, Neil <Neil.Chaplin@coventry.gov.uk>
Subject: SCO/2018/3007 Thompsons Farm, Thompsons Road, Coventry, CV7 8JW

Scoping assessment only. There is a Pre-app also for this site and I will make my comments for that one include reference to what I want to be submitted as part of any full application.

Ta,

Frances Taylor
Environmental Health Officer

Coventry City Council
Environmental Protection

One Friargate
Coventry
CV1 2GN

Direct Dial: 024 7683 4944
Office: 024 7683 1424



Consultation on Planning Application

From Development Management

Date: 09/11/2018

Reference: SCO/2018/3007

CONSULTATION UNDER TOWN AND COUNTRY PLANNING ACT 1990

Proposal: Scoping opinion for proposed development.

At: Thompsons Farm Thompsons Road CV7 8JW

The application will be available to view online by holding down the control key and **clicking here** to view.

Or paste the link below into your internet browser

<http://planning.coventry.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=799097>

In line with established practice you are requested to respond with your comments, using the pro forma below, within 14 days of the date of this notice.

Please email complete pro forma response to planning@coventry.gov.uk

IN CASE THE MEMBER OF STAFF IS OUT OF THE OFFICE. THANK YOU

The Personal Data being provided to you via this link is being disclosed to enable you to fulfil your role as a member of the Council. Please remember that Personal Data should only be used in accordance with the requirements of the Data Protection Act 1998 and related regulations.

If you require any further information please contact the case officer:

Nigel Smith

Tel: 024 7683 1246

Email: nigel.smith@Coventry.gov.uk

Date: 13/11/2018
Comments from: Environmental Protection
Re: SCO/2018/3007

No Comments	
No Objection	
No Objection Subject to Conditions	
Objection	
Further information Requested	X

Comments

Further information (if any)

NOISE

I will require a noise survey to establish background levels across the site and noise levels from the surrounding roads.

The 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, LA90 and LAm_{ax} 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 criteria set out in Table 4 (Indoor ambient noise levels for dwellings) BS 8233:2014 together with any mitigation measures that are required to achieve this.

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.

CONTAMINATED LAND

I recommend the full 1 – 4 pre-commencement conditions. The assessment should include testing for pesticides and daughter products.

AIR QUALITY

Given the size of the proposed development in the area, I will require an air quality assessment to determine the impact of the development on the existing air quality in the area. The assessment

cannot consider the impact of this parcel of land alone but must assess the net contribution from the Sustainable Urban Extension for Kersley as a part of the proposed 3,100 houses. The assessment should also consider the impact of the construction phase on local air quality.

Damages limitation measures will be required including the use of low NOx boilers and provision for electric vehicle recharging points.

Amendments Recommended (if any)

Conditions Recommended (if any)

Manager sign off NC

Please email response to planning@coventry.gov.uk