



Consultation on Planning Application

From Development Management

Date: 11/01/2019

Reference: OUT/2019/0022

CONSULTATION UNDER TOWN AND COUNTRY PLANNING ACT 1990

Proposal: Outline application for the demolition of all existing buildings and the erection of up to 550 dwellings and creation of associated vehicular accesses to Tamworth Road and Fivefield Road, pedestrian/cycle and emergency accesses, diversion of public rights of way, highway improvements to Fivefield Road, parking, landscaping, drainage features, open space and associated infrastructure, with all matters to be reserved except access points into the site..

At: Land at Fivefield Road and Tamworth Road

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=800254>

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: 17/01/2018
Comments from: Environmental Protection
Re: OUT/2019/0022

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

Comments
Further information (if any)
<p><u>Contaminated Land</u></p> <p>The desk top study submitted recommends that an intrusive investigation is needed. As such I require the following to be submitted as part of any full application:</p> <p>1. Site Characterisation</p> <p>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:</p> <ul style="list-style-type: none"> • (i) a survey of the extent, scale and nature of contamination; <p>(ii) an assessment of the potential risks to:</p> <ul style="list-style-type: none"> • 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, • archaeological sites and ancient monuments; <ul style="list-style-type: none"> • (iii) an appraisal of remedial options, and proposal of the preferred option(s). <p>This must be conducted in accordance with DEFRA and the Environment Agency's '<i>Model Procedures for the Management of Land Contamination, CLR 11</i>'.</p> <p>2. Submission of Remediation Scheme</p>

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 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.

Air Quality

With reference to the air quality report submitted, I have the following comments that will need to be addressed:

- Full details of the parameters input into the ADMS model should be provided including information on surface roughness
- The verification factor used is high at 6.5. The model should be refined as far as possible to achieve a closer correlation between modelled and monitored results.
- CCC has additional tubes placed on Bennetts Road South and Keresley Green Road and raw results for 2018 are available to consultants on request.
- Contour plots of modelled results should be provided within the report to clearly demonstrate levels at the modelled receptors
- The electric vehicle recharging point rate of 5% is not sufficient. EV charging points must be provided at the following rate:
 - minimum of 1 per 10 unallocated spaces
 - 1 per property for allocated spaces
- In order to minimise the impact of the development on local air quality any gas boilers must meet a dry NO_x emission rate of <40mg/kWh.
- The proposed CEMP should be provided as part of any full application and this should clearly detail methods to control emissions to air and included proposed hours of works.

Noise

The noise report suggests that for construction noise 'It is usual for more detailed assessment to be undertaken at a later stage, once contractors have been appointed and a method statement is available'. These details should be provided for approval by the LPA.

The report will need updating once the layout is determined and mitigation measures will need to be clearly outlined for approval.

Noise contour plots should be provided for the site to clearly indicate the noise levels with and without mitigation measures.

Amendments Recommended (if any)

Conditions Recommended (if any)

Manager sign off

Please email response to planning@coventry.gov.uk