

MIDKENT ENVIRONMENTAL HEALTH SHARED SERVICE
MEMORANDUM

From: Sarah Jane Edwards-Bonner Environment and Street Scene	To: James Moysey Planning Department
Date: 14th March 2017	Our Ref: 17/502137/GENPLA
Planning Details and Application Ref: APPLICATION NO: 17/00372/FULL PROPOSAL: 1 affordable home with 7 parking spaces ADDRESS: Land And Garages, Bright Ridge & Keel Gardens, Southborough, Royal Tunbridge Wells, Kent, We have received the above application and would welcome your comments.	

MAIN POINTS CONSIDERED:

Noise. Amenity. Air Quality. Land contamination. Asbestos. Lighting. Odour. Accumulations. Sewage. Private Water Supplies.

SITE VISITED:

No.

COMMENTS:

The site is in an urban area, but traffic noise is unlikely to be a significant problem for this particular site. In addition I note that the site is outside the Tunbridge Wells Air Quality Management Area and I do not consider the scale of this development and/or its site position warrants either an air quality assessment or an Air Quality Emissions Reduction condition applied to it. However, I do consider that installation of a publically accessible Electric Vehicle charging point would be a useful promotion of a sustainable travel option.

The application form states that foul sewage will be dealt with via mains system; and there are no known Private Water Supplies in the vicinity.

The site is currently a brownfield site previously used for garages & storage, therefore I consider that it would be prudent to attach a contaminated land condition to any permission granted.

The garages to be demolished should be checked for the presence of asbestos and any found should only be removed by a licensed contractor. Any demolition

or construction activities may have an impact on local residents and so the usual conditions/informatives should apply in this respect.

RECOMMENDATIONS:

No objection, subject to comments above and any conditions plus informatives below.

REQUESTED CONDITIONS:

HOURS OF WORKING (DEMOLITION/CONSTRUCTION)

No demolition/construction activities shall take place, other than between 0800 to 1800 hours (Monday to Friday) and 0800 to 1300 hours (Saturday) with no working activities on Sunday or Bank Holiday.

[In addition to these hours of working the Local Planning Authority may approve in writing a schedule of activities where it is necessary for safety reasons to conduct works during a railway possession or road closure, outside the hours specified in this condition].

EV Charging Points

1 Publically accessible EV "rapid charge" point (of 22kW or faster) should be provided per 10 residential dwellings (where no dedicated off-street parking is provided) and/or per 1000m² of commercial floor space. Ideally any dwellings with dedicated off-street parking should be provided with their own charge points for low-emission plug-in vehicles. Where these things are not practicable, contribution towards installation at nearby locations should be considered.

LAND CONTAMINATION

The development hereby permitted shall not be commenced until the following components of a scheme to deal with the risks associated with contamination of the site shall have been submitted to and approved, in writing, by the local planning authority:

- 1) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.

2) A site investigation, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) A remediation method statement (RMS) based on the site investigation results and the detailed risk assessment (2). This should give full details of the remediation measures required and how they are to be undertaken. The RMS should also include a verification plan to detail the data that will be collected in order to demonstrate that the works set out in the RMS are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

4) A Closure Report is submitted upon completion of the works. The closure report shall include full verification details as set out in 3. This should include details of any post remediation sampling and analysis, together with documentation certifying quantities and source/destination of any material brought onto or taken from the site. Any material brought onto the site shall be certified clean;

Any changes to these components require the express consent of the local planning authority. The scheme shall thereafter be implemented as approved.

INFORMATIVES:

Mid Kent Environmental Code of Development Practice

As the development involves demolition and / or construction, I would recommend that the applicant is supplied with the Mid Kent Environmental Code of Development Practice. Broad compliance with this document is expected.

Asbestos

Adequate and suitable measures should be carried out for the minimisation of asbestos fibres during demolition, so as to prevent airborne fibres from affecting workers carrying out the work, and nearby properties. Only contractors licensed by the Health and Safety Executive should be employed.

Any redundant materials removed from the site should be transported by a registered waste carrier and disposed of at an appropriate legal tipping site.

Please do not hesitate to contact me for further advice or information in relation to this matter.

Sarah Jane Edwards-Bonner
Scientific Officer