

MEMO TO

Director of Development and Housing

From: **Craig Sharp**
Chief Officer (Environmental Health)

Date : 20/10/2020
Your Ref : 06/2020/1002
Our Ref : 031214/LJP
Ext No : 6861

Planning Application Number: 06/2020/1002
Re: Land to the North of Jepps Lane, Preston

Further to your recent consultation regarding the above application, I have no objection in principle to the proposed development but would recommend that the following conditions are included as part of the approval if granted:

Contaminated land

If during site preparation or development works, contamination is encountered or is suspected in areas where it had not been anticipated, then a scheme for detailed investigation, risk assessment, remediation and verification shall be submitted for the written approval of the local planning authority prior to all but urgent remediation works necessary to secure the area. The remediation scheme shall be carried out in accordance with the approved details.

Further to the receipt of the final gas report it is acknowledged that no gas prevention measures are required for the site once the contents of the infilled pond located in phase 2 of the development site are removed. Should this plan change, then details of the preventative measures should be submitted to the local planning authority for approval.

Air Quality

Following the publication of the Government's strategy "Road to Zero" it is important that all dwellings have a dedicated electric vehicle charging point. This is further backed up by the recent consultation on the changes to the Building Regulations on the 15th July 2019, where it will make it a statutory requirement that all new dwellings have installed a dedicated 7kW, mode 3, untethered EV charger.

Therefore I would recommend a condition is applied to this application to require the installation of an electric vehicle charging point at each dwelling.

Construction Environmental Management Plan

Prior to any construction activity commencing on site, the applicant shall submit an Environmental Management Plan that includes measures to mitigate the impacts of the construction activity in relation to noise and air quality.

Louise Purdy
Senior Environmental Health Officer

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