
MEMORANDUM

To: Planning Services

Date: 12th August 2019

Your Ref: DMPA/2019/0845

Our Ref: 512573

In the event of a query, please contact: **MATT HOLFORD ON EXT. 5856**

Proposal: The demolition of the existing barn outbuilding and the erection of 2 dwellings

Location: RYE CLOSE FARM, DUCK STREET, EGGINTON, DERBY, DE65 6HG

Thank you for the recent consultation on this planning application.

I have considered this application in relation to the potential environmental impact. I have also read the relevant technical reports submitted in support of the application.

In my opinion, the key potential environmental impacts of the development are;

1. The potential exposure of new receptors associated with the development to existing sources of land contamination;
2. The impact of the proposed development on local air quality:

I am satisfied that the impacts of the proposed development will be acceptable in planning policy terms provided that the following conditions be attached;

Land Quality

The former agricultural use of the site has the potential to have caused a legacy of land contamination. I would therefore recommend the following condition to ensure that the site is fit for use for residential purposes.

If during development any contamination or evidence of likely contamination is identified that has not previously been identified or considered, a written scheme to identify and control that contamination shall be submitted to and approved in writing by the Local Planning Authority prior to any further works taking place on the site. This shall include a phased risk assessment carried out in accordance with the procedural guidance of the Environmental Protection Act 1990 Part IIA (or equivalent guidance which may subsequently update or replace it), and appropriate remediation/mitigation proposals. The approved scheme shall be implemented in accordance with the approved remediation/mitigation proposals.

Reason: To protect the health of the public and the environment from hazards arising from previous contamination of the site which might be brought to light by development of it.

Air Quality

Electric Vehicle Recharge Points

Recharge points for electric vehicles shall be provided within the development to comply with the following criteria:

Residential	Commercial / Retail	Industrial
1 charging point shall be provided per unit (house with dedicated parking)	1 charging point for every 10 parking spaces (this may be phased with 5% provision initially and a further 5% trigger)	1 charging point for every 10 parking spaces (this may be phased with 5% provision initially and a further 5% trigger)
1 charging point per 10 spaces where the individual units have no allocated parking		
To prepare for increased demand in future years, appropriate cable provision should be included in scheme design and development in agreement with the local authority.		

Residential charging points shall be provided with an IP65 rated domestic socket 13amp socket, directly wired to the consumer unit with 32 amp cable to an appropriate RCD. This socket should be located where it can later be changed to a 32amp EVCP. Non-residential charging points shall be supplied by an independent 32 amp radial circuit and equipped with a type 2, mode 3, 7-pin socket conforming to IEC62196-2. Alternative provision to this specification must be approved in writing, by the local planning authority

The electric vehicle charging points shall be provided in accordance with the stated criteria prior to occupation and shall be maintained for the life of the approved development.

Reason: In order to safeguard the amenities of the occupiers of the proposed development in respect of atmospheric pollution in compliance with the South Derbyshire Design SPD & policy BNE1.

If you have any enquiries or would like any further information please do not hesitate to contact me.

Matthew Holford
Head of Environmental Services