

Formal response of:	Environmental Health
Application ref. DMPA/2020/0756	
The erection of a detached house with integral garage (revised scheme to that proposed under application ref. DMPA/2020/0318) on Land adjacent to 90 Burton Road, Castle Gresley, Swadlincote, DE11 9EW	
Recommendation: ☐ No objection ☒ No objection subject to conditions ☐ No objection subject to conditions and/or a planning obligation ☐ Objection	
Reasons for recommendation: I have considered this application in relation to the potential air quality, noise, land contamination and environmental lighting. On review of the information sent through there is; 1. The potential exposure of existing sensitive receptors to new sources of noise from construction phase of the development 2. The potential on air quality of the development during construction and land use The site is in close proximity to a number of residential properties therefor I have proposed recommendation for construction phase of the development. In regards to the air quality of the development, we always recommend that no burning takes place during construction, which is supported with this site being within a smokeless zone and additionally we would propose recommendation is to reduce impact from any potential wood stoves. Also developments must future proof themselves to make developments more sustainable and tackle emissions from transportation. To improve air quality to this scheme we would propose any spaces for vehicles to put in place electric vehicle infrastructure. Therefor there are no objections to this planning and propose the below recommendations.	
Recommendations Air During the period of construction there should be no clearance of vegetation by burning, or disposal of other materials by burning owing to the proximity of neighbouring sensitive receptors. Reason: In the interests of protecting the amenity of the area and adjoining occupiers To ensure the car park incorporates an electric recharging point or future accessibility to the correct electric infrastructure for future electric charge point installation (please see advisory for further information). Reason: To support a carbon zero district as per Climate Change Act and South Derbyshire District Councils Supplementary Design Guide No solid fuel combustion appliance shall be permitted within the boundary of the development. Reason: In the interests of protecting the amenity of the area and adjoining occupiers. Noise During the period of construction, no ground, construction or fitting out works shall take place other than between 0800 and 1800 hours Monday to Friday and 0800 and 1300 hours on Saturdays. There shall be no works on Sundays or public holidays except in an emergency. Reason: In the interests of protecting the amenity of the area and adjoining occupiers.	



Reason(s) for any requested conditions being pre-commencement conditions:
Recommended advisories (if relevant, including how to overcome any objection):

Nuisance

The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of part III of the Environmental Protection Act 1990 be received. For further information please contact the Environmental Health Service

Air

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 per 10 spaces where the individual units have no allocated 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)
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.

Sustainable Developments

As part of our corporate commitment to tackle climate change, we have signed a declaration to become a carbon neutral district before 2050.

We ask all developments to take into account the below elements.

- Decarbonisation:
 - Decarbonising energy - ground source or air source heat pumps, solar pv and wind power.
 - District heating opportunities
 - Moving to electric infrastructure
 - No use of solid fuel burning appliances (also supports UK air quality also).
- Blue-Green infrastructure
- Biodiversity – Trees and ecology
- Supporting active travel – Cycling and walking
- Use of sustainable building materials for construction, equipment and internal design – save water, waste less, save energy (i.e. reduce fuel poverty etc). Please note: BIM can help look at life cycle of development and carbon impact.
- Reduce carbon footprint of supply chain – support sustainable businesses, encourage local supply chains and contractors.

More can be found in South Derbyshire Design guidance -

<https://www.southderbyshire.gov.uk/assets/attach/1833/Design%20SPD%20v2.3%20standard%20res%20FINAL%201.pdf>

Date of response:	09/09/2020
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