

Formal response of:	Environmental Health
Our ref. 60379	
Application ref. DMPA/2021/1780	
Application Details Residential development of four new dwellings and part demolition of existing industrial use at Site Location: Cockshut Lane Business Centre, Units 1 To 2, 76, Commerce Street, Melbourne, Derby, DE73 8GP	
Recommendation: ☐ No objection ☒ No objection subject to conditions ☐ No objection subject to conditions and/or a planning obligation ☐ Objection	
Reasons for recommendation: Thank you for the recent consultation on this planning application. I have considered this application in relation to the potential air quality, noise, odour, land contamination, environmental lighting and waste water disposal 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 sensitive receptors associated with the development to existing sources of noise / air quality / odour / light; 2. The potential exposure of new receptors associated with the development to existing sources of land contamination; 3. The impact of the proposed development on local air quality: There is a minimal history of noise or other complaints from the existing factory unit, which would suggest that there has not been any significant conflict between the existing or former uses of the development site and the surrounding residential development. My main concerns are therefore to maintain a reasonable retention of amenity, plus to ensure that any historical uses of the development did not leave a legacy which would harm the proposed residential use. I am satisfied that the impacts of the proposed development will be acceptable in planning policy terms provided that the following conditions be attached;	
Recommendations <u>Noise</u> I am keen to ensure that the partial demolition of the existing factory unit is completed in a manner which does not create a pathway for existing noise within the unit (for example through openings in the building fabric) to impact on the proposed new dwellings. I would	

therefore recommend the following condition or seek a similarly worded condition to achieve the same outcome:

Before use of the development commences, a noise mitigation scheme shall be submitted in writing and approved in writing by the local planning authority detailing measures that will be implemented to ensure that any noise associated with the development does not cause detriment to amenity or a nuisance, especially to those living and working in the vicinity.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with local planning policy E7 / SD1 / BNE1

Air Quality

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.

Land Quality

If during the works contamination is encountered which has not previously been identified, then the additional contamination shall be fully assessed in an appropriate remediation scheme submitted to and approved in writing by the local planning authority.

Reason: To protect the health of future occupiers of the site from any possible effects of contaminated land, in accordance with local planning policy SD4

Construction Phase

None	
Reason(s) for any requested conditions being pre-commencement conditions:	
Recommended advisories (if relevant, including how to overcome any objection):	
Date of response:	23/12/2021
Contact name/details:	Matthew Holford, Head of Environmental Services