**From:** Beverley Green
**Sent:** 09 March 2022 12:43
**To:** Louise Winson <Louise.Winson@charnwood.gov.uk>
**Cc:** development.control@charnwood.gov.uk
**Subject:** P/21/2639/2- Land North of Barkby Road, Syston, Leicestershire

To: Charnwood Development Control                From : Head of Regulatory Services

FAO: Louise Winson                                             Please Contact: Bev Green

Direct Line: 01509 634626

Our Ref: 149758

Date: 09 March 2022

Hi Louise

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| APPLICATION NO: | P/21/2639/2 |
| PROPOSAL: | Outline application for up to 195 dwellings with all matters reserved except access. |
| LOCATION: | Land North of Barkby Road, Syston, Leicestershire |

I refer to your consultation document dated 28 February 2022 regarding the above application and have the following comments:

The results of the ground gas assessment by RSK Environment Ltd identified a potential risk from the generation and ingress of ground gases into buildings.  In order to mitigate the risk ground gas protection measures will be necessary. It is therefore recommended that any permission requires a detailed scheme to be prepared to identify the mitigation measures required, this scheme shall be provided to and agreed with the local Planning Authority.

Unless otherwise agreed, once approved, the scheme shall be implemented and a verification report submitted in writing to and approved in writing by the local planning authority, before the development is first occupied.

If during development works, any contamination is encountered which was not previously identified the Local Planning Authority shall be notified immediately and remediation proposals formulated for dealing with this contamination.

Impact of the development on local air quality has not been assessed. Impacts of traffic generated by the proposed development on local air quality should be assessed by the applicant, to  include the impacts on future and existing receptors, with the potential for cumulative effects from other local development also considered.

**Informative Note**: Should permission be granted I recommend that the applicant be made aware of the notes to minimise the potential nuisance from demolition/construction sites, namely: The applicant should take all relevant precautions to minimise the potential for disturbance to the occupiers of neighbouring properties in terms of noise and dust during the demolition and construction phases of the development. This should include not working outside regular daytime hours, the use of water suppression for any stone or brick cutting, no burning on site and advising neighbours in advance of any particularly noisy works.

Regards

Bev

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| **Beverley Green MSc MCIEH CEnvH**Chartered Environmental Health Practitioner  | Charnwood Borough Council logo  |