**From:** Beverley Green <Beverley.Green@charnwood.gov.uk>   
**Sent:** Monday, July 24, 2023 12:53 PM  
**To:** Liam Ward <Liam.Ward@charnwood.gov.uk>  
**Cc:** development.control@charnwood.gov.uk  
**Subject:** P/21/2639/2 - Planning appeal

Hi Liam

I refer to the above appeal and confirm I have no additional comments but would reiterate previous concerns, namely:

**Land Contamination**

There is moderate/low risk from ground gas contamination. Ground gas protection measures are therefore necessary and it is therefore recommended that any permission requires a detailed scheme to be prepared to identify the mitigation measures required.

Submission of remediation scheme - no development shall begin until a detailed scheme to protect the development from the effects of such contamination has been submitted in writing to and approved in writing by the local planning authority.

Implementation of approved remediation scheme- Unless otherwise agreed in writing with the LPA, the approved 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.

REASON: To ensure that future residents will be safe and to ensure that the site is suitable for the proposed use.

**Air Quality**

The impact of the construction activities on existing residents can be sufficiently mitigated subject to conditions requiring the submission of a Construction Management Plan, The Construction Management Plan shall include:

• details of site working hours;

• means of minimising dust emissions arising from construction activities on the site, including details of all dust suppression measures and the methods to monitor emissions of dust arising from the development;

• measures to control and monitor construction noise;

• an undertaking that there must be no burning of materials on site at any time during construction;

• removal of materials from site including a scheme for recycling/disposing of waste resulting from demolition and construction works;

• contact details for the responsible person (site manager/office) who can be contacted in the event of any issue arising.

REASON: To protect public safety and amenity.

Regards

Bev

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| Charnwood Borough Council is an agile organisation and I sometimes work outside of standard office hours. Please respond to my email at a time that is convenient for you. | |