

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

LOCAL PLANNING AUTHORITY: RUGBY BOROUGH COUNCIL
RBC Planning@rugby.gov.uk

APPLICATION DESCRIPTION: Demolition of existing buildings and outline planning application for residential development of up to 137 dwellings (Use Class C3) including means of access from the Rugby Road, new open space and associated infrastructure. All other matters reserved.

ADDRESS OF DEVELOPMENT: Coventry Stadium, Rugby Road,
Brandon, Warwickshire, CV8 3GJ

APPLICATION NUMBER: R18/0186

Planning Application

The application has been reviewed and I enclose the Manager of Regulatory Services comments.

Overall Has no objections at this stage to the proposed development, subject to the proposed recommended conditions and advisory notes to the applicant being attached to any successful planning decision.

Air Quality

The Air Quality Assessment ref: AQ10383R3 dated December 2017 that was submitted with the application has been reviewed.

The report identifies Fugitive Dust Mitigation Measures during the construction phase which should be considered and incorporated into a Construction Environmental Plan. This should ensure the dust generating activities will be not significant.

With regards to operation phase the report identifies that exhaust emissions were predicted to be negligible at all sensitive receptor locations within the vicinity of the site and that the overall significance of potential impacts was determined to be not significant.

At this stage Environmental Health are satisfied with the Air Quality Assessment however the Transport Assessment would need to be verified and approved by Warwickshire County Council Highways before final comments can be passed on the Air Quality Assessment.

It is advised that the Local Planning Authority consult with Coventry City Council with regards to Air Quality if they have not already done so.

Contaminated Land

The Preliminary Appraisal Report (Desk Study) number C5887 dated October 2014 submitted with the application has been reviewed.

a) As per the conclusions of the report a Phase II geoenvironmental/contamination investigation should be undertaken to confirm the presence or otherwise of contaminants sources and quantify the risks to identified receptors. A hazardous gas investigation is required to determine the need or otherwise for gas protection measures in future buildings. It is recommended that the further site investigations set out in part 7 of the preliminary report should be followed and a report submitted for approval to the Local Planning Authority prior to any development works, including demolition commencing.

b) A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

c) The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

d) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of part a, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of part b, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with part c.

Noise

The REC Noise Constraints Assessment Ref: AC103800-1R1 dated 13th October 2017 submitted with this application has been reviewed. The report notes that the main sources of noise likely to affect the proposed residential dwellings is from the A428 Rugby Road and that acoustic attenuation measures will be required once a detailed masterplan is available. Recommendations for different options of acoustic protection including glazing, ventilation, acoustic fencing/barriers and layout are provided. The report is accepted and once a masterplan is available, specific acoustic attenuation measures must be identified and submitted for approval, having regard to the comments in sections 3.2.2, 4.1.1 and 4.1.2 of the report.

Asbestos

Where any demolition, redevelopment or refurbishment is required or intended for the site it is required that an appropriate asbestos survey where applicable is undertaken for such work by an asbestos licensed/authorised company/person. For pre-demolition assessment the asbestos survey is fully intrusive and will involve a destructive inspection, as necessary, to gain access to all areas, including those that are difficult to reach. There is a specific requirement in the Control of Asbestos Regulations 2012 for all asbestos containing materials (ACMs) to be removed as far as reasonably practicable before demolition.

Note to Client:

The value and usefulness of the asbestos survey can be seriously undermined where either the client or the surveyor imposes restrictions on the survey scope or on the techniques/methods used by the surveyor. Information on the location of all ACMs, as far as reasonably practicable, is crucial to the risk assessment and management. Any restrictions placed on survey scope will reduce extent to which ACMs are located and identified; incur delays and consequently make managing asbestos more complicated, expensive and potentially less effective.

It should be noted that refurbishment/demolition contractors are required to inspect a site. Where presence of asbestos is suspected the Health and Safety Executive (HSE) and Environment Agency must be notified and special waste regulations complied with. Asbestos contaminated waste is required for removal to a designated waste management facility licensed to take asbestos. A consignment note for the national inspectorate is required for each load and a paper trail of waste movements kept.

Construction and Demolition Noise

In order to reduce the likelihood of local residents being subjected to adverse levels of noise annoyance during construction, work on site must not occur outside the following hours: -

Monday – Friday 7.30 a.m. – 18.00 p.m.

Saturday 8.30 a.m. – 13.00 p.m.

NO WORK ON SUNDAYS & BANK HOLIDAYS.

If work at other times is required permission should be obtained from the local planning authority

CEMP

Prior to the commencement of any works, a Construction and Environmental Management Plan shall be submitted in writing to, and approved by, the Local Planning Authority. This shall include details relating to:

- the control of noise and vibration emissions from construction activities including groundwork's and the formation of infrastructure including arrangements to monitor noise emissions from the development site during the construction phase

- the control of dust including arrangements to monitor dust emissions from the development site during the construction phase
 - measures to reduce mud deposition offsite from vehicles leaving the site.
- Development shall be carried out in compliance with the approved Construction Method Statement, unless otherwise approved in writing by the Local Planning Authority.

Lighting

Artificial lighting shall not be installed until full and precise details have been submitted to and approved by the Local Planning Authority. The approved scheme shall be constructed and installed in full accordance with the approved details and shall thereafter be maintained in full accordance with the approved details.

Advisory comments:

Waste

The LPA should consult with RBC waste services team regarding waste collection proposals for the proposed development.

Please let me know of the final outcome of this application.

Yours faithfully

**Henry Biddington
Principal Environmental Health Officer**