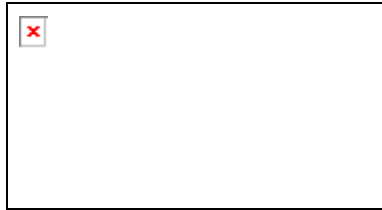


Unknown

From: Abigail Stinson
Sent: 22 January 2009 14:59
To: Clive Inwards
Subject: Planning Application number 08/02287/COMIND AWE Burghfield MPF facility



INTERNAL MEMORANDUM

To: Clive Inwards
From: **Abi Stinson**
Date consultation received: **19.12.2008**

Your Ref: **08/02287/COMIND**
My Ref: **08/03376/EP_I**
Date: **22nd January 2009**

Application Number: 08/02287/COMIND

Site Address: AWE, Burghfield, Reading, Berkshire, RG30 3RP,

Application For: Proposal Construction of main process facility(MPF) and support building with 16 lightning protector towers, associated plant building, gate house, vehicles inspection bays, sub station (SuDS) infrastructure

Identified Environmental Services issues relevant to Planning

Noise (Various sources)
Dust
Air Quality
Lighting
Contaminated Land
Demolition and Construction work

Conclusion**Contaminated Land:**

The proposal site is a brown field site
It is clear from the submitted application documents that there is on going soil and gas analysis in certain areas

of the site. In addition, the Mound 1 has been identified as being contaminated with demolition and construction waste as well as asbestos fibres. A full contaminated land assessment and remediation strategy will be required as part of any planning permission granted.

I am in agreement that the Mound 1 should be left undisturbed and should be fenced and appropriately signed. The applicant should note that more specific details of the possible capping of Mound 1 in areas of bare earth are required. It must be stated what the capping material will be and to what depth the capping is required. Compliance sheets would need to be provided within a validation report, post completion. Details should also be given of any membrane to keep animals from burrowing into the Mound and potentially spreading contamination. Any safe system of works should also include methods of working whilst maintaining the Mound, i.e. grass cutting etc.

A full gas assessment report should be provided with the contaminated land reports detailing the analysis of the on going gas sampling on the site. Further gas protection measures should be detailed if required

Construction and construction noise

The AWE code of construction practise or an alternative Construction Environmental Management Plan should be submitted to the LPA for approval.

It is recognised that the usual working hours during construction are 0700-1900 hours on weekdays and 0700 – 1600 hours on Saturdays with no work on Sundays or Bank Holidays. The applicant is advised to apply for a prior consent under the Control of Pollution Act Section 60. Construction activities that are noisy and likely to disturb local residents should be limited to 0800-1800 Monday to Friday and 0830-1300 hours on Saturday. Where it is necessary to undertake noisy activities outside of these hours then the applicant is asked to give 72 hours notice to the LPA and to inform neighbouring residents that may be affected.

Construction HGV routing

The suggested construction HGV routing to only allow access and egress via the Pingwood Gate is accepted as having the least impact on nearby residential properties.

Vibration

Vibration from construction activities has been assessed as being imperceptible at the nearest sensitive locations. However, the site boundary is only some 50 metres from residential properties on the Mearings it would be prudent to include a planning condition relating to vibration particularly as the proposal will include material lay down areas close to these residential properties.

Lighting:

Temporary lighting (during the construction phase) and operational lighting will be a requirement for the project. Temporary lighting impact should be considered as part of the Construction Environmental Management Plan and a lighting assessment undertaken. A lighting assessment should be carried out to show the impact of the completed development on the nearest residential properties.

Air Quality.

I am satisfied that the development will not detrimentally affect the locality post completion of the construction. I am also satisfied that the construction activities will not detrimentally affect the locality . Dust generated by construction and demolition activities should be considered by the Code of Construction Practise / Construction Environmental Management Plan.

Recommendation with conditions

Noise

Before development commences the following shall be submitted to the Local Planning Authority

(a) The findings of a noise survey (undertaken in accordance with BS 4142 or such other standard acceptable to the Local Planning Authority) to determine noise levels in the vicinity of the proposed development;

(b) written details and calculations showing the likely impact of noise from the development;

(c) a scheme of works or such other steps as may be necessary to minimize the effects of noise from the

development;

(d) The development shall not commence until written approval of a scheme under (c) above has been given by the Local Planning Authority

Reason: in order to protect the amenities of proposed neighbouring residents.

Noise from air handling and static plant.

Before development commences the following shall be submitted to the Local Planning Authority

(a) written details concerning any proposed air handling or static plant associated with the development including

(i) the proposed number and location of such plant as well as the manufacturer's information and specifications

(ii) the acoustic specification of the plant including general sound levels and frequency analysis under conditions likely to be experienced in practice.

(iii) the intended operating times.

(b) calculations showing the likely impact of noise from the development;

(c) a scheme of works or such other steps as may be necessary to minimize the effects of noise from the development;

(d) The development shall not commence until written approval of a scheme under (c) above has been given by the Local Planning Authority. All works forming part of the scheme shall be completed before any of the development is operational.

Reason: In the interests of the amenities of neighbouring occupiers.

Vibration

No development shall commence until a scheme to protect nearby residential properties from ground-borne vibration has been submitted to and approved by the Local Planning Authority. The scheme shall include vibration control techniques and other amelioration measures. The assessment of vibration exposure shall be carried out with reference to British Standard BS6472: 1992 Evaluation of human exposure to vibration in buildings (1Hz to 80 Hz)

Reason: In the interests of the amenities of neighbouring occupiers

Construction Noise

No development shall commence until a Construction Environmental Management Plan has been submitted to the Local Planning Authority. The plan should detail items such as phasing of construction, lorry routing and potential numbers, types of piling rig and earth moving machinery to be implemented and measures proposed to mitigate the impact of construction operations. In addition the plan should make note of any temporary lighting that will be used during the construction phase of the development. The plan shall be implemented in full and retained until the development has been constructed. Any deviation from this Statement shall be first agreed in writing with the Local Planning Authority.

The applicant shall provide the Local Planning Authority with 72 hours notice of any night time construction activity that may be required.

Informative: *The Applicant is advised to seek prior consent (section 61, Control of Pollution Act 1974) to ascertain the extent of additional construction noise conditions that may be imposed. for further information contact the Head of Environmental Health.*

Reason: To ensure potential disruption is minimised as much as possible during construction in accordance with Policy OVS 2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

Construction HGV's

Construction traffic shall only enter or exit the development site via the Pingewood Gate entrance.

Temporary Lighting

Prior to the commencement of the development details of any temporary lighting associated with the construction of the development shall be submitted to and approved in writing by the Local Planning Authority.

Permanent Operational Lighting

Prior to the commencement of the development details of the external lighting to be used in the areas around the proposed building(s) shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter no building shall be occupied until the external lighting has been installed in accordance with the approved details

Contaminated Land

Code YPP5 Contaminated land assessment

No development (other than investigative work,) approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being approved in writing by the Local Planning Authority Two copies of a contaminated land assessment shall be submitted to the LPA, these must include; a desk study, details of investigative works and sampling, risk assessment and remediation strategy.

Applicant to survey for contaminated land.

(a) The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study.

(b) A suitably qualified Consultant shall be appointed to investigate the nature and extent of any contamination, if any, in, on or under all parts of the land to which this permission refers. All investigative works and sampling on site, together with the results of analysis must be submitted to the LPA (and the Environment Agency as appropriate).

(c) If a hazard or hazards are identified from such investigations, a site specific risk assessment shall be undertaken to consider risks to the following: wildlife, livestock and ecosystems, building materials, water resources, the future users of the site, surrounding land and any other persons.

Reason; In order to protect the amenities of existing or proposed occupant/users of the application site or adjacent land.

Code YPP6 Remediation works

Approved remediation works shall be carried out in full on site. If during any works any significant underground structures or contamination is discovered which has not previously been identified then the additional contamination shall be fully assessed. No further remediation works shall take place until a report, detailing the nature and extent of the previously unidentified structures and contamination and the proposed remedial action plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter, all further

remediation works shall be undertaken in accordance with the most recent approved remediation plan.

Reason: In order to protect the amenities of existing or proposed occupant/users of the application site or adjacent land.

Code YPP7 Submission of closure report

On completion of all remediation works this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority in writing. The report shall make reference to all published information associated with the development and shall demonstrate compliance with the remediation strategy. It shall include the following: details of quality assurance certificates to show that all works have been carried out in full and according to best practice, consignment notes demonstrating the removal of contaminated material, certification to show that new material brought to the site is uncontaminated and details of any on-going post remediation monitoring and sampling, including a reporting procedure to the LPA and EA.

Reason: In order to protect the amenities of existing or proposed occupant/users of the application site or adjacent land.

Note to Applicant

You are advised to make reference to DETR Circular 02/2000 –20 March 2000 and British Standard 10175: 2001 for Site Investigations and “Guidance for the safe development of housing on land affected by contamination”, R&D Publication 66, 2000, EA/NHBC. You should ensure that the Environment Agency has been consulted about your development, failure to do so may cause lengthy delays. **Piling is not considered to be investigative works.** Use of boreholes (shell auger or screw auger) can result in contamination, if contamination is indicated by site history advice should be sort from the EA in order to protect ground water.

Officer Name: Abigail Stinson

Date: 22nd January 2009

Position: Environmental Control Officer

Email: astinson@westberks.gov.uk