

From: Davis, Nick <Nick.Davis@boston.gov.uk>

Sent: 30 January 2024 09:23

To: planning <planning@boston.gov.uk>

Subject: Planning Application ref; B/24/0038 ; Land adj to Rose Cottage, Station Road, Swineshead, Boston PE20 3PB

Environmental Health have no objections in principle to this application. Whilst recognising that there is an existing property at this location, the proposed properties are close to an existing industrial estate which does not to my knowledge have any restriction upon it in terms of hours of operation. We need to ensure that any impacts in respect of noise generated by this site do not overly impact the amenity of future residents if the development proceeds. I would therefore request that the applicant provide a noise assessment to assess the noise impact. Where potential impacts are found the assessment should look at how these impacts may be addressed. For example. upgraded glazing to habitable rooms on the rear elevation. The requirement to assess the potential noise impacts of the industrial estate on the site was highlighted to the applicant in their pre-application enquiry [REDACTED]

Whilst I hold no records to suggest the land subject to this application has been put to any former potential contaminative land use I would request that should consent be granted the following condition be attached to any consent regarding unforeseen contamination:

If, during development, contamination is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the LPA.

There are neighbouring properties which may be impacted by the construction activities on site. To minimise adverse impacts on residential neighbours during the construction I would expect the applicant to provide a construction environmental management plan for the development. This plan should include as a minimum:

1. Details of measures to minimise and control noise, vibration, dust and fumes during the development.
2. Traffic management
3. The location and storage of plant and materials
4. Measures to prevent the spread of mud on to the public highway
5. Hours of operation/site deliveries
6. Site security

Regards

Nick

Nick Davis | Principal Environmental Health Officer | **Boston Borough Council**

Direct Dial: 01205 314234 |

www.mybostonuk.com



South & East Lincolnshire Councils Partnership