

MEMO

To: Head of Planning and Transportation
Attn: Katie Rodgers
From: Head of Environmental Services
Dealt with by: Ivor Chapman/Martin Howlett
Ext: 3307/3309
Date: 30th October 2014
Ref: 14/10636/EPPLAN

Application No: 14/00627/OUT

Land North Of London Road And South Of Rawreth Lane, Rawreth Lane, Rayleigh, Essex

The plans for this proposed development have now been examined. Would you please include the following comments in your Agenda for the appropriate Development Control Committee:

The Head of Environmental Services reports that if Members are minded to approve the application, the following conditions should be attached to any consent granted:

Noise

No adverse comments to this section except to note that the BS4142 assessment of noise from RIE appears to overlook the +5dB correction expected for character of noise(s).
The reserved matters application will have to consider and provide commentary on all mitigation matters raised, in particular: premises layout and orientation; glazing specifications; acoustic bund/structure; and detailed proposals for non-residential elements of the development.

Air Quality

The report fails to comment on the impacts the development scenarios will have at the junction of Rawreth Lane and Hullbridge Road, where the traffic assessment indicates that there will be additional queuing of vehicles. The report refers to the Council's 2013 Progress Report, not the 2014 version. The applicant is advised that there is an ongoing process to declare an Air Quality Management Area in Rayleigh town centre.

The reserved matters application will have to provide further detail about the air quality impacts in and around the proposed AQMA and the Rawreth Lane/Hullbridge Road junction.

Land contamination

The report's conclusions are accepted as to the nature of the soil on the site.

The provision of compliance certificates for any material brought onto site should be made to the Local Planning Officer prior to material being used on site.

Any previously contamination or asbestos containing material discovered should be notified to the Local Planning Officer immediately. A remediation scheme should be drawn up to address the contamination discovered.

Should you require any further assistance, please do not hesitate to contact me.

pp Head of Environmental Services