

Sam.Nye

Subject: DC/26/0734 Downsview Nurseries New Hall Lane Small Dole EnvH response

From: Lee.Money

To: Sam.Nye

Subject: RE: DC/26/0734 Downsview Nurseries New Hall Lane Small Dole EnvH response

Hi Sam

Thanks for the consultation request.

The application proposes to introduce a dwelling in immediate proximity to a yard and large outbuildings still in agricultural or commercial use. There is no restriction to prevent buildings in the vicinity of the proposed dwelling being used more intensely than at present. Such an intensification in activity could generate noise and disturbance that may adversely impact the amenity of the proposed dwelling. Further information is required from the applicant to demonstrate that the uses of these buildings and associated activities will not adversely impact the amenity of the occupiers of the proposed dwelling.

Commercial or agricultural buildings can be subject to significant contamination risks arising from their use, construction and storage of machinery, equipment, fuels or other chemicals. Potentially hazardous materials may also be incorporated in made ground, yards and hard standings. In accordance with the recommendations of the Planning Practice Guidance, information is required on these matters and a preliminary risk assessment including a site walkover should be provided to ensure the site can be made safe and suitable for the development.

Regards

Lee

Lee Money

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