

Chapel Riverside Planning Comments

Clearly the initial planning conditions, not to allow occupation of the blocks in phase 3 until works on the tanks were complete, were applied for a reason – to protect the occupants from unpleasant odour. Whilst an updated odour assessment has been provided I have no particular information that convinces me that early occupation of these blocks would be appropriate.

There are too many variables including the weather and reliance on other bodies, that are out of the control of the applicant, that create sufficient doubt that an appropriate environment can be achieved.

Unlike noise that is apparent immediately and can be stopped quickly, odour may take time to build and cannot be stopped as it is residual. The odour may be difficult to assess and determine quickly and action to abate the odour may be too slow. Rather than be in this position it is preferable to object to and refuse permission for the early occupation of the relevant blocks.

The quality of past/ongoing management of the site, and SCC confidence in that, in terms of how timescales have previously been met/adhered to should be considered as these factors indicate the likely future compliance.

It has been stated in the odour assessment that it is the slower wind speeds that likely to be the most problematic and taking that forward - the time of year for the intended works are when it is likely to be getting warmer and the winds are gentle adding up to a potential detrimental effect for occupants if odour is emitted from the works. Furthermore, as residents are more likely to be at home, both for work and leisure, due to the ongoing pandemic lockdown restrictions, any effect from the works is likely to have a greater impact.

In conclusion - Environmental Health are not in agreement with the application to vary the condition to allow early occupation of blocks in phase 3.

Elaine Jeffery

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