

IL1- PROTECT

SANDWELL METROPOLITAN BOROUGH COUNCIL	
Public Health	
FROM: Adult Social Care, Health and Wellbeing	TO: Regeneration and Economy
Officer: Sophie Morris	FAO: Anjan Dey
REF: MA046710	REF: DC/21/65575
TEL: 07425 619838	DATE: 17 th May 2021

TOWN & COUNTRY PLANNING ACT 1990: REPLY TO CONSULTATION - AIR QUALITY

Proposal: Proposed change of use of residential dwelling to nursery and associated parking

At: 131 Newton Road, Great Barr, B43 6BE

Application No: DC/21/65575

Air Quality

The proposed change of use includes 10 associated car parking spaces, and 1 disabled car parking space. 131 Newton Road is in close proximity to Air Quality Priority Zone 4 and the area has a history of poor air quality. I acknowledge the provision of a Transport Statement. It is recommended that the following conditions should therefore be attached to the planning permission.

Condition 1

Type 1 Air Quality Condition for Minor Developments

1. a) No development shall commence until details of the electric vehicle charging points proposed are submitted to and approved in writing by the local planning authority.
- b) Prior to first occupation, the electric vehicle charging points shall be provided in accordance with the approved details and shall be maintained for the life of the development.

- c) Proof of installation to be sent to the local planning authority once development is completed.

EV Recharging Standards that should be applied

https://go.walsall.gov.uk/low_emissions_towns_and_cities_programme

	Residential	Commercial/Retail	Industrial
Provision Rate	1 charging point per unit (houses with dedicated parking)	10% of parking spaces (this may be phased with 5% provision initially and a further 5% trigger)*	10% of parking spaces (this may be phased with 5% provision initially and a further 5% trigger)*
	1 charging point per 10 spaces (unallocated parking i.e. flat development)		
	* To prepare for increased demand in future years additional cable provision should be included within the scheme design and development in agreement with the local authority		
	Where Travel Plans are required, recommended EV re-charging provision should be detailed within them. Including future proofing through the installation of additional cabling.		

(As a minimum 1 EV charging points would be required but we would strongly encourage additional EV charging provision).

Reason

The condition stated above is in the interests of creating a sustainable form of development and is in accordance with the Black Country SPD. We aim to support and encourage the use of vehicles that are powered by renewable energy sources in accordance with Policies ENV8 (Air Quality) and DEL 1 (Infrastructure Provision) of the Black Country Core Strategy.

Condition 2

Low NO_x Boilers

If gas boilers are to be provided within the development, then they must meet a dry NO_x emission concentration rate of <40mg/kWh. The specification of the gas boilers shall be submitted to and approved in writing by the Local Planning Authority before they are fitted. The approved specification shall be implemented prior to the first occupation of the development and shall be maintained for the lifetime of the development.

Control of Ventilation intakes

If any mechanical ventilation is proposed for this scheme it is requested that the air intakes are located on the less polluted side of the building in accordance with Approved Document F of the Building Regulations.

Condition 3**Construction**

Work shall not begin on the development until a method statement is provided for the control of dust and emissions arising from any demolition, construction and/or refurbishment works. All controls for works which form part of the approved scheme, shall be implemented throughout the construction and development phase of the development.

Condition 4

As recommended by the Transport Statement submitted with application DC/21/65575, a Travel Plan with an associated Travel Plan Co-ordinator role is required.

Sophie Morris

Environmental Improvement Officer

Pollution Control Team