

AIR QUALITY IMPACT ASSESSMENT

Erection of a dwelling following demolition of existing barn (barn 3) utilising the Class Q fallback position (23/01158/PNCOU)

Pennyland Farm, Yeoford, EX17 5EU – Unit 2 (was barn 3)

CONSTRUCTION PERIOD

Management of site activities and precautions to ensure no risk of contamination (covering light and pollution)

Dirt, dust and noise.

- Prior to commencement of works the full Demolition and Refurbishment Asbestos survey will be undertaken and the report made available to the Contractor. If any asbestos is found in this survey then its removal of the itemised material containing asbestos will be carried out under the provisions of Control of Asbestos Regulations 2006 and supporting Codes of Practice and to be disposed of as special waste in accordance with Environmental Protection Act Part II Special Waste Regs 1996. All Asbestos products require special handling and disposal depending on the type of materials found.
- The site manager will take account of the weather conditions and prevailing wind direction when organising operations to prevent and minimise dust nuisance to neighbouring properties and surroundings.
- If dust emissions are generated in dry period of weather, water will be sprayed to wet the material and suppress the dust.
- All site staff will be made aware of the dust management strategy.
- In the event of a complaint from a neighbouring property in respect of dust their concerns will be considered, and action taken to prevent future occurrence.
- All site staff will have appropriate PPE to protect them from the effects of dust.
- No loud music to be played and any necessary disturbance to be kept to a minimum.

Waste management.

- All waste will be segregated on site as required and then removed from site to skips which will be taken to licensed facilities for disposal/recycling. A covered skip will be sited within the site boundaries.
- No open fires are to be permitted on site.
- A spill kit to be available on site during the construction process with site specific response protocols prepared by the appointed waste contractor. The Site Manager will be responsible for ensuring such equipment is available and that the necessary protocols are followed in the event of a spill.

Good housekeeping.

- The site will be kept in a clean and safe condition. The areas adjacent to the site will be regularly inspected and any rubbish or litter removed.
- Waste and rubbish will be regularly removed from site and not allowed to accumulate so as to cause a safety of fire hazard.

Responsibility

Any complaints regarding (but not limited to) vehicle movements, contractors parking, noise or light disturbance made to the site manager will be investigated with a view to finding a solution. The complaint and action taken will be recorded in an issue log which is to be made available for inspection at any reasonable time on request by an officer of the Local Planning Authority. The Site Manager and Property Owner are to be made aware of these conditions and are jointly responsible for complying with them.



USE STAGE

- No boilers are proposed. Heating and hot water will be provided via an ASHP which has no emissions. The dwelling will be well insulated meaning that little heating will be required. Low grade heating and hot water will be supplied by an Air Source Heat Pump powered by PV and battery storage when possible.

Cooking will be done by electric, not gas resulting in no emissions.

The woodburner is not a primary heating source. It will be installed by a registered installer in accord with manufacturers' recommendations. Dry logs (less than 20% moisture) will be used and the stove will be cleaned and will maintained regularly. A carbon monoxide alarm will be fitted.

The form of the proposed property is simple and compact reducing its exposed building fabric and therefore heat loss. All rooms have large, openable windows so will rely less on artificial light and being located on both west and east elevations allows through ventilation when required.

Background ventilation will be provided via a whole house mechanical ventilation with heat recovery (MVHR) system with summer bypass that is capable of up to 94% heat recovery. This omits the requirement for trickle vents in the windows and bathroom and kitchen extract vents.

A 4-5kW PV installation to the pitched roof is proposed. PV panels along with battery storage will reduce the dependence on importing electric and any surplus can be stored and sold back to the grid when the need is there. Feed-in tariffs are likely to change to reflect demand times and battery storage will allow this to be incorporated. A car charging point will also be provided.

