Dealt with by: Mr D. Colgan **Our Ref:** DET/2016/22

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Email: n/a **Date:** June 2nd 2016

MEMORANDUM: PLANNING CONSULTATION

PROPOSED DEVELOPMENT:	Change of use of existing offices (Use Class B1) to 1 no. dwelling (Use Class C3).
LOCATION:	Caverswall Park Farm School Lane Caverswall

Potential Areas Of Environmental Concern.

1. Noise/ Vibration: Construction /Demolition
2. Sound Insulation Between Properties
3. Dust during construction / demolition (Advisory)
4. Asbestos (Advisory)

General Comments.

The primary environmental concern for this development will be transfer of sound between the properties. This issue is regulated under Building Control Regulations and so properties to be developed should be developed with regard to Document E of the Building Regulations.

Recommendation.

Environmental Health have no objections in principle to the proposed development but would advise the following condition is applied.

If consent is granted the following conditions are recommended:

Noise

1. Construction & Demolition works: Time of operations

Unless prior permission has been obtained in writing from the Local Planning Authority, all noisy activities shall be restricted to the following times of operations.

- **08:00 - 18:00 hours (Monday to Friday);**
- **08:00 - 13:00 hours (Saturday)**
- **No working is permitted on Sundays or Bank Holidays.**

In this instance a noisy activity is defined as any activity (for instance, but not restricted to,

building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.

Reason: *To avoid the risk of disturbance to neighbouring dwellings from noise during unsocial hours.*

Advisory Note/ Informative:

Please be aware that the responsibility for safe development and secure occupancy of the site rests with the developer.

- A Demolition or refurbishment asbestos survey and risk assessment should be carried out prior to the demolition of the existing buildings. The enforcing authority for this type of work is the Health and Safety Executive (HSE) and it is recommended that you contact them directly to discuss their requirements: http://www.hse.gov.uk/

- Any approved noise scheme and measurements should pay due regard to British Standard BS8233: Sound insulation and noise reduction for buildings (Code of Practice) and the Building Regulations 2010 Document E or other appropriate guidance.

- During any demolition and construction activities (including landscaping) the contractor should take all reasonable steps to prevent dust formation and prevent any dust formed from leaving the site boundary.

    - The control of dust and emissions from construction and demolition Best Practice Guidance, produced by the greater London councils http://www.london.gov.uk/sites/default/files/BPGcontrolofdustandemissions.pdf

    - Building Research Establishment Guidance Document 'Control of Dust from Construction and Demolition Activities' (BR456)

Regards,

Mr Denis Colgan BA (Hons), MSc, AMIOA
Pollution Officer