**Dealt with by:** Dr. D. McCrory / D. Colgan **Our Ref:** smd/2016/0726

**Direct Dial:** (01538) 395400 **ext:** 4413 **Your Ref*:*** as above

**Email:** daniel.mccrory@staffsmoorlands.gov.uk **Date:** 2nd February 2017

**MEMORANDUM: PLANNING CONSULTATION**

PROPOSED DEVELOPMENT: Raised decking area.

LOCATION: Powys Arms, Cheadle Rd, Wetley Rocks

**Potential Areas Of Environmental Concern.**

1. Noise: Construction
2. Noise Breakout From Decking
3. Lighting Impacts

**General Comments.**

The nearest residential neighbours noted by Environmental Health are approximately 60 m from the proposed development. There are not predicted to be any significant impacts from this development but it maybe advised to apply the following conditions to any permission granted. With good and reasonable management of the premises noise impacts should be readily restricted but a use of amplification should not be allowed outside the premises. Additionally it would be advisable to consult with Building Regulations on the proposed structure.

**No objections in principle but it would be advised that the following conditions are applied to any permission granted.**

***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 protect the adjoining local amenities from noise*.

**2. External Noise Control**

No means for the amplification of voice or music whatsoever shall be installed in or used

outside the building.

**Reason:** *The protection of the amenities of the surrounding area and the occupiers of nearby residential properties. To avoid the risk of disturbance to neighbouring dwellings during unsocial hours.*

**3. External Lighting**

Any artificial lighting (including floodlighting) incorporated in connection to this application shall not increase the pre-existing illuminance at the adjoining light sensitive locations when the light is in operation.

**Reason:** *To protect the local amenities of the local from the excess of illuminance.*

**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: 2014 Sound insulation and noise reduction for buildings (Guidance Document), BS4142 Methods for rating and assessing industrial and commercial sound and the Building Regulations 2010 Document E or other appropriate guidance.

- During any demolition and construction activities (including landscaping) the contractor shall 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)

- If required, contamination risk assessments shall be carried out in accordance with UK policy and with the procedural guidance relating to the contaminated land regime, and should be in accordance with Planning Policy Statement 23 and the CLR Report Series 1-12.

    - Submission of reports should also be made to the Environment Agency for comment with regard to their remit to protect ground and surface waters from pollution and their obligations relating to contaminated land.

    - The Local Planning Authority will determine the acceptability of reports on the basis of the information made available to it. Please be aware that should a risk of harm from

contamination remain post development, where the applicant had prior knowledge of the contamination, the applicant is likely to be liable under Part II (a) of the Environmental Protection Act 1990 and as such become and “appropriate person”. In this event the applicant will be lawfully responsible to remove the risk posed by the contamination.

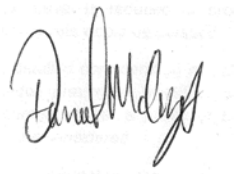
- Equally if during any site works a pathway for any contaminant on site is created and humans, waters, property or ecological systems are exposed to this, the applicant or those acting on behalf of the applicant will be liable under part II (a) of the Environmental Protection Act 1990 if the risks are not adequately addressed during the site redevelopment.

- During investigation and remediation works the applicant and those acting on behalf of the applicant must ensure that site workers, public property and the environment are protected against noise, dust, odour and fumes

- The applicant is advised that should there be a requirement as part of the Remediation Strategy to treat, reuse or remove contaminated material on the site, the Environment Agency must be consulted, as these activities may need to be licensed or permitted. Contaminated materials identified for removal off site must be disposed of in an appropriately licensed landfill site.

- Staffordshire Moorlands District Council is keen to liaise with all stakeholders involved in this application. As such, we recommend that a proposed scope of works is forwarded to the Environmental Protection Department and agreed in principle prior to site investigation works being undertaken. The Environmental Protection Department is also prepared to review draft copies of reports prior to final submission to the Planning Department in order to ensure that works undertaken are sufficient to discharge the contaminated land conditions.

Regards,



Daniel McCrory, Denis Colgan