Dealt with by: D. Colgan

Our Ref: SMD/2017/0150

Direct Dial: (01538) 395400 ext4404

Your Ref*: SMD/2017/0150*

Email:

Date: 10th April 2017

MEMORANDUM: PLANNING CONSULTATION

PROPOSED DEVELOPMENT: Proposed Shed Extension (Pigeon Loft)

LOCATION: and At Basford View Field, BASFORD VIEW, CHEDDLETON, STAFFORDSHIRE,

PLANNING OFFICER : Chris Johnston

Potential Areas of Environmental Concern

1. Noise from construction
2. Artificial Lighting

Comments

The proposed extension is approximately 20-25m from the two nearest residential properties so with a responsible maintenance/cleansing schedule there is no risk to the amenity of the nearest neighbouring properties. There is no artificial lighting noted in the application but it maybe advisable to apply a light controlling condition to any permission granted.

Recommendation

Environmental Health have no objections in principle subject to the following conditions be placed on any permission granted -

1. Noise: 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.*

2. Lighting Condition

The artificial lighting incorporated into this site in connection to this application shall not increase the pre-existing illuminance at the adjoining light sensitive locations when the light(s) is (are) in operation.

Reason: *To protect the local amenities of the local residents by reason of excess of illuminance*

Informative/Other Matters

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

- Guidance for control of dust and emissions for construction can be found: in
  - 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)
- Advice on controlling flies and light can be found in: Statutory Nuisance from Insects and Artificial Light (defra 2005) available as a free download http://archive.defra.gov.uk/environment/quality/local/legislation/cnea/documents/statnuisance.pdf

Regards,

Denis Colgan BA (Hons), MSc, AMIOA
Environmental Health