From:	Colgan, Denis
To:	Ollerenshaw, Mark
Subject:	FW: SMD/2017/0295 - 63 and 63A Congleton Road, Biddulph
Date:	07 July 2017 15:46:30

Hello Mark,

Comments -The primary issue from our point of view will be noise transmission between properties and noise from the main road impacting occupier amenity. Building regulations should be complied with for the internal transmission of noise but I have set out a sound insulation condition to take account of sound transmission and external road noise, there is a potential duplication but I'm not sure Building Standards involvement in the consultation, it maybe prudent to impose it for certainty.

There is significant concern with these types of conversions in regard to low standard insulation being built into party walls, floor and ceilings. Issues specific to this development is the entrance halls adjoin neighbouring bedrooms. All wall, ceilings and floors should be built to a high sound reduction standard as set out in Building Regulations and BS8233:2014 Guidance on sound insulation and noise reduction for buildings. External road noise should be adequately mitigated for with good standard double glazing.

I note bin storage should be set out in the plan (re. application form), I could not find any, this can be a concern for these developments where bins end up on the street which is not appropriate for a new build.

If you need to discuss please don't hesitate to contact me on the number listed below.

Summary

We would have no objections but would advise the following conditions –

Time of operations (Construction and Demolition Noise)
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.

Dust:
During any demolition and construction activities (including landscaping) the contractor shall pay

due regard to the Building Research Establishment Guidance Document 'Control of Dust from Construction and Demolition Activities' (BR456), and take all reasonable steps to prevent dust formation and prevent any dust formed from leaving the site boundary.

Waste:
Any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment.

Reason: To protect the amenities of the area.

Sound Insulation – Residential
Development shall not commence until a site specific scheme for protecting the proposed residential units from noise, has been submitted to, and approved in writing by the Local Planning Authority.
The submitted scheme shall have due regard for the British Standard BS8233:2014 Guidance on Sound Insulation for Buildings and be designed to achieve noise levels of less than 30 dB LAeq in bedrooms and less than 40 dBLAeq in living areas.

A report shall be produced containing all raw data and showing how calculations have been made. A copy of such report shall be submitted to the Local Planning Authority for its approval.

Reason: To protect occupiers from noise and safeguard their residential amenities.

Advisory –
Any redundant on site buildings may well have asbestos containing materials (ACM) in their fabric (e.g. asbestos roof) To ensure no future asbestos contamination, as a result of demolition a "Demolition or refurbishment asbestos survey" and risk assessment should be carried out prior to the demolition of these 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/.

Thank You,

Denis

Mr Denis Colgan
Pollution Officer (Specialist)
Environmental Health
Staffordshire Moorlands District Council / High Peak Borough Council
01538 395400 ext 4404 or 07713189069