

Dealt with by: Dr. D. McCrory \

Our Ref:

DET/2018/0012

Direct Dial:

Your Ref: DET/2018/0012

Email:

Date: 17<sup>th</sup> May 2018

**MEMORANDUM: PLANNING CONSULTATION**

**PROPOSED DEVELOPMENT:**

Proposed demolition of various former industrial buildings

**LOCATION:**

Fole Dairy, Uttoxeter Road, Fole, Uttoxeter, Staffordshire, ST14 5EH

**Potential Areas Of Environmental Concern.**

1. Construction: Noise
2. Construction: Dust, Asbestos
3. Site Waste
4. Water Pollution

**General Comments.**

**Noise:** Recommended conditions are contained in the risk and method statement by RDE environmental S/18048/PH1/JM (1/03/18). This indicates that work on site will start at 7.30. Whilst site activity can start at this time it is advised that all noisy activity's is restricted to 8.00 am. A condition is recommended:

**Dust:** A construction management plan has been submitted by *EDR demolition* (Report Ref: S/18048/PH1/JM). The details contained in the report are a little sparse with regards to impacts to the environment but it is considered sufficient to ensure safe development provided it is adhered to throughout the development. A condition is recommended

**Crushing of material:** The operator should forward permit details of the mobile crushing plant to be used on site is forwarded to the pollution team. This is included as an advisory.

**Asbestos:** Any redundant on site buildings are likely to 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 will 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 or Building control . A condition exists to cover this in the demolition notice therefore this is not reproduced here and it is recommended that you contact HSE directly to discuss their requirements: <http://www.hse.gov.uk/>. This is included as an advisory.

*Nuisance:* Care needs to be taken during the construction phase to ensure these activities do not cause unreasonably disruption to the neighbour's enjoyment of their properties.

If consent is granted the following conditions are recommended:

### **Recommended Conditions**

The Environmental Health Department has no objections to this proposed development though it would be advised the following conditions might be placed on any permission granted

### **Noise**

#### **1. Construction and 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, demolition operations,) 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. Construction/Demolition**

All demolition hereby permitted shall be carried out in accordance with methodology risk and method statement submitted by RDE environmental S/18048/PH1/JM (1/03/18) throughout the course of the development to prevent any dust formed from leaving the site boundary.

Any alteration to this Plan shall be approved in writing by the Local Planning Authority prior to commencement of the alteration.

**Reason:** *To protect the amenities of the area from dust*

#### **3. 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.*

### **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/>

- Prior to operations commencing on site, the Pollution Control or Environmental Health Department of the local authority in whose area the mobile plant is operating and Staffordshire Moorlands District Council, should be informed of:
  - a. The location and dates when the mobile plant is expected to start operating, and,
  - b. the serial numbers of the mobile plant involved.
  
- 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)

Regards,

Daniel McCrory, D. Colgan