

Dealt with by: Environmental Health

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Date: 17th June 2021

MEMORANDUM: PLANNING CONSULTATION
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LOCATION

7 Derby Street, Leek

PROPOSED DEVELOPMENT

Change of use upper floor for HMO for 5No. room and internal alterations

Potential Areas of Environmental Concern -

1. Renovation Impacts (condition)
2. Sound insulation between rooms (Building Regulations)
3. External noise (Insufficient information)
4. HMO Housing Standards (Licence)

General Comments

- **Asbestos:** A Demolition or refurbishment asbestos survey and risk assessment should be carried out prior to the demolition/renovation 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/>
- **Sound:** The internal transmission of noise between the proposed residential units would be dealt with through building regulations. But there is no advice contained about potential noise impacts from the street, the commercial unit on the ground floor and other adjoining building units which house commercial units. This site is on one of Leek's busiest commercial streets where there is regular loud noise from street traders, shoppers, early morning deliveries and night time commercial noise. Future residents are likely to be impacted by adverse noise impacts which may require mitigation. A site specific noise assessment should be undertaken in order that a proper assessment can be made on the application.

Recommendation – Environmental Health recommends refusal due to insufficient information.

Advisory Note/ Informative:

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

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- Any approved noise scheme and measurements should pay due regard to British Standard BS8233: Sound insulation and noise reduction for buildings (Code of Practice), BS4142:2014 Methods for rating and assessing industrial or commercial sound and/or the Building Regulations 2010 Document E or other appropriate guidance.
- 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>
- 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,

Environmental Health