

Dealt with by: Environmental Health

Our Ref: DET/2021/0024

Direct Dial:

Your Ref: as above

Email:

Date: 13th July 2021

MEMORANDUM: PLANNING CONSULTATION
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LOCATION

**18 Tape Street
Cheadle**

PROPOSED DEVELOPMENT

Conversion of existing offices to 4 no flats see plans for details of natural light to all rooms utilising existing windows

Potential Areas of Environmental Concern.

1. Sound insulation – See comments
2. Internal transmission of noise – Building regulations
3. Conversion Impacts (Condition)
4. Asbestos – See advisory

General Comments

Sound Insulation - The proposed residential development site is adjacent to a number of noise sources including but not limited to a public car park, an access road, delivery yards, a car wash and the rear of Cheadle High Street. The building is likely to be impacted by early morning noise caused by commercial deliveries, car wash noise, road traffic noise, car park noise, late night commercial noise and plant noise from the rear of nearby commercial units.

There is no information provided on the current noise levels existing at the site and the specific sound insulation required to mitigate the effects of this noise so as to ensure reasonable levels are provided for future residents. It is also worth considering the balance between insulating the property and ensuring there is adequate ventilation inside the property. The application refers to completion to current building regulations and determines no significant impacts caused by road traffic or the commercial area adjacent. A full site specific noise assessment should be completed and submitted with any future application (See advisory)

Recommendation and Conditions

The Environmental Health Department recommend refusal on the grounds that future occupiers will be impacted by significant noise from all sides. Insufficient information has been provided to address these concerns.

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 the Professional Guidance on Planning and Noise (ProPG), 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.
- 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