

Dealt with by: Environmental Health

Our Ref: smd/2021/0228

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Date: 28th July 2021

MEMORANDUM: PLANNING CONSULTATION
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LOCATION

**Valley View
3 Tower Hill Barn Akesmore Lane
Biddulph**

PROPOSED DEVELOPMENT

**Installation of three conservation style roof lights into existing roof to enhance natural light of the first floor.
Installation of an external flue to the rear elevation to allow for the installation of a wood burning stove.**

Potential Areas of Environmental Concern -

1. Construction Impacts (condition)
2. Flue installation (Building Regulation)

General Comments

The installation of the appliance and flue should be compliant with building regulations -[Approved Document J: combustion appliances and fuel storage systems](#)

As the development is not in a smoke control area then rules restricting the types of fuel and/or appliance are not relevant though it is noted the applicant has selected an approved appliance for smoke control areas. The introduction of a wood burning stove such as this can cause complaints from neighbours especially when unsuitable fuel is used and the appliance not operated as per manufacturer instruction. All wood should be seasoned and dried in order to reduce fume and smoke emissions which can cause complaint.

The granting of planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of part III of the Environmental Protection Act 1990 be received.

Recommendation

The Environmental Health Department have no objection to the proposed development subject to condition and compliance with the above highlighted regulations.

1. 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.*

Advisory Note/ Informative:

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

- 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)
- Smoke control areas: the rules: <https://www.gov.uk/smoke-control-area-rules>
- Smoke Control Areas - do you know the rules? A practical guide; https://uk-air.defra.gov.uk/assets/documents/reports/cat07/1901291328_Smoke_Control_Web.pdf

Regards,

Environmental Health