

Dealt with by: Environmental Health

Our Ref: SMD/2021/0439

Direct Dial: (01538) 395400

Your Ref: SMD/2021/0439

Email: EHealth.Consultation@highpeak.gov.uk

Date: 11th August 2021

MEMORANDUM: PLANNING CONSULTATION
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LOCATION

**417 Ash Bank Road
Werrington**

PROPOSED DEVELOPMENT

**Single Storey Rear and Side Extension, Double Storey
Rear and side extension. Change of use from a
residential dwelling to provide a supermarket and 2no 1
bed studios.**

Potential Areas Of Environmental Concern.

1. Delivery Times - Condition
2. Plant and Machinery/ Operational Noise (Further information Required)
3. Artificial Lighting - Condition
4. Site Waste – Bin Storage Area (Further information Required)
5. Noise transfer (Building regulations and noise assessment)

Comments: There is insufficient information provided with this application to properly assess the impacts on the amenity of neighbouring properties. The application form also appears to be incomplete as there will be trade waste associated with any supermarket development. Also there will be refrigeration plant required for any retailer supplying chilled and frozen food.

We would expect a site specific noise assessment is conducted in compliance with BS4142:2014 and as there is a residential dwelling proposed on the site we would expect the assessment to be compliant with BS8233:2014 and PROPG: New Residential Development.

Recommendation:

The Environmental Health Department recommend refusal of the application due to insufficient information provided to assess the impacts of the application on neighbourhood amenity.

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 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>

Regards,

Environmental Health