

Dealt with by: Environmental Health

Our Ref: SMD/2021/0377

Direct Dial:

Your Ref: smd/2021/0377

Email:

Date: 11th August 2021

MEMORANDUM: PLANNING CONSULTATION
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LOCATION

**Workshop
Cabbage Hall Farm Stoney Lane
Cauldon**

PROPOSED DEVELOPMENT

Extension to existing lorry maintenance and repair building to provide additional height to accommodate a high level work platform. This will enable safe access to upper sections of container trailers to carry out routine inspections, repairs and general maintenance.

Potential Areas Of Environmental Concern.

1. Plant and Machinery/ Operational Noise
2. Artificial Lighting - condition
3. Drainage (Interceptor) - Condition

Comments: This is an existing workshop with no record of complaint but the extension may mean an intensification of operations and noise. It is a remote site, though at night background noise levels in this area are low and noise can transmit significant distances and cause complaint. It might be appropriate that a condition is placed on the use of plant and machinery so that background noise levels when measured at the nearest noise sensitive properties are not adversely impacted when plant and machinery are operating especially at night. This condition will also protect the amenity of this rural area.

Recommendation:

The Environmental Health Department have no objections subject to the following conditions or similar being applied to any permission granted.

Artificial Lighting

1. Details of floodlighting of the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The artificial lighting incorporated into this site in connection to this application shall not increase the pre-existing illuminance at the adjoining light sensitive locations (residential) when the light (s) is (are) in operation.

Reason: *To protect the local amenities of the local residents by reason of excess of luminance.*

Plant and Machinery Noise

2. The machinery, plant or equipment including installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that the noise generated by the operation of the machinery shall not increase the background noise levels during day time expressed as LA90 [1hour] (day time 07:00-23:00 hours) and/or (b) LA90 [15 mins] during night time (night time 23:00-07:00 hours) at any adjoining noise sensitive locations or premises in separate occupation above that prevailing when the machinery is not operating. Noise measurements for the purpose of this condition shall be pursuant to BS 4142:2014.

Reason:- *To safeguard the amenity of local residents and that of the surrounding area from noise disturbance.*
noise disturbance.

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