

Dealt with by: Environmental Health

Our Ref: SMD/2021/0400

Direct Dial:

Your Ref: SMD/2021/0400

Email:

Date: 29th August 2021

MEMORANDUM: PLANNING CONSULTATION
--

LOCATION

**The Huntsman The Green
Cheadle**

PROPOSED DEVELOPMENT

**Timber Frame outdoor covered space to the rear beer
garden**

Potential Areas of Environmental Concern.

1. Noise breakout
2. Smoke and cooking smells
3. Timings
4. Artificial Lighting (Condition)

General Comments

This is a retrospective planning application for a large wooden outbuilding. It appears to be an extension to the main pub building rather than a covered space.

There is no site specific noise assessment provided with this application. For a proposal such as this we would expect the impact of entertainment noise (music, speech, soundtrack etc.), low frequency noise (LFN), plant noise (air con, chillers etc), delivery noise and importantly customer noise to have been assessed by a suitably qualified acoustician and presented for consideration by the Planning Authority. Breakout noise through this wooden structure could cause significant noise to neighbouring properties.

There is no reference within the application to any relevant guidance e.g. BS4142:2014, BS8233:2014, Noise from Pubs and Clubs (Final Report), DEFRA 2005 and the Noise Policy Statement of England.

The application as presented has failed to sufficiently consider the amenity of the nearest residents. This application should be supported with a site specific noise assessment to address the points above. The timings proposed for use of the building should be clarified.

In addition to noise concerns there is also a concern about the 2 stacks in the building what appliances are being used. It appears in the plans to be a pizza oven and open fire or wood burner. Clarification is required as this premises is in a smoke control area and smoke should not be emitted from any stack attached to this premise. If it is a pizza oven how are the cooking smells being controlled or mitigated to reduce impacts to neighbouring properties.

Recommendation:

The Environmental Health Department recommend refusal on the grounds there is insufficient information to assess how noise will impact the nearest residential properties. There is also further clarification required on smoke or cooking smells being emitted from the building.

Advisory Note/ Informative:

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

Any approved noise scheme and measurements should pay due regard to the 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 , Noise from Pubs and Clubs (Final Report), DEFRA 2005 and the Noise Policy Statement of England.

Regards,

Environmental Health