

Dealt with by: Environmental Health

Our Ref: SMD/2021/0472

Direct Dial:

Your Ref: smd/2021/0472

Email:

Date: 29th September 2021

MEMORANDUM: PLANNING CONSULTATION
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LOCATION	170 Boat Inn Basford Bridge Lane Cheddleton
PROPOSED DEVELOPMENT	Alterations to outbuilding including removal of roof, lowering of walls and creation of new outdoor seating terrace

Potential Areas Of Environmental Concern.

1. Construction Timings (Condition)
2. Amplified Sound (condition)
3. Timings (Condition)
4. Asbestos (Advisory)

General Comments

No objections in principle.

If consent is granted the following conditions are recommended:

Noise

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.*

2. Amplified Sound

No speakers or means for the amplification of voice or music whatsoever shall be installed for use on or inside the outdoor seating terrace.

Reason:- *To prevent further deterioration of local residential amenity, the protection of the amenities of the surrounding area and the occupiers of nearby residential properties and to avoid the risk of disturbance to neighbouring dwellings during unsocial hours.*

3. Terrace Timings

The external terrace hereby permitted shall only be open between the hours of 10.00 and 23.30.

Reason:- *To prevent further deterioration of local residential amenity, the protection of the amenities of the surrounding area and the occupiers of nearby residential properties and to avoid the risk of disturbance to neighbouring dwellings 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.

- Asbestos: Any redundant on site that may well have asbestos containing materials (ACM) in their fabric (e.g. asbestos roof) To ensure no future asbestos contamination, as a result of demolition a “Demolition or refurbishment asbestos survey” and risk assessment should be carried out prior to the demolition of these 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/>. This is included as an advisory.
- 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

