

**Dealt with by:** Environmental Health

**Our Ref:** smd/2021/0575

**Direct Dial:** (01538) 395400

**Your Ref:** smd/2021/0575

**Email:** [EHealth.Consultation@highpeak.gov.uk](mailto:EHealth.Consultation@highpeak.gov.uk)

**Date:** 30<sup>th</sup> September 2021

**MEMORANDUM: PLANNING CONSULTATION**

|                             |                              |
|-----------------------------|------------------------------|
| <b>LOCATION</b>             | <b>2 Glebeville<br/>Leek</b> |
| <b>PROPOSED DEVELOPMENT</b> | <b>Proposed New Dwelling</b> |

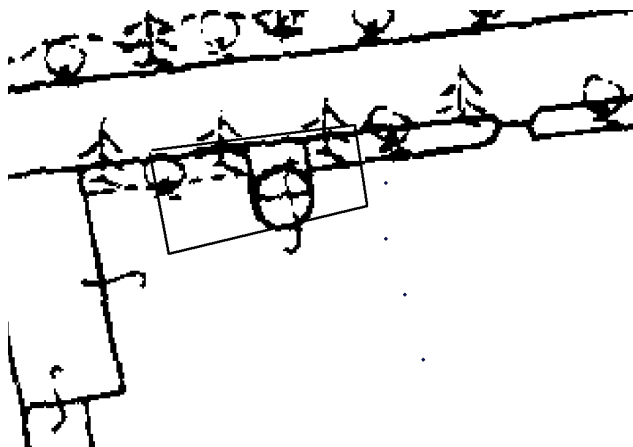
**Potential Areas Of Environmental Concern.**

1. Construction Impacts
2. Sound insulation
3. Land Contamination
4. Asbestos (Advisory)

**General Comments.**

Air Quality; Although the site is outside of the Leek AQMA, junction road is considered busy. The crucial thing for this development is to ensure that the site is set back sufficiently from the road to allow these pollutants to disperse a condition is recommended. If this is not agreed (or cannot be achieved) then the applicant should undertake a site specific AQ assessment prior to determination.

Contamination; The site has an unknown circular entry shown on the historic maps from 1900 until after 1954



There are other potential sources of made ground at the plot. These need to be identified. Therefore a contaminated land risk assessment needs to be undertaken. This initially would be considered to be a desk study but if this identifies the structure or other issues that are of concern will require further investigation – condition recommended

Sound insulation: A site specific sound insulation scheme should be completed for LPA approval prior to commencement of construction. The proposed site is adjacent to a busy main road. Any noise assessment should be submitted in compliance with the PROPG: New Residential development and BS8233:2014. The nearby electric sub-station should also be considered in the assessment.

Nuisance: The proposed development is near to existing properties so care needs to be taken during the construction phase to ensure these activities do not cause unreasonable disruption to the neighbour's enjoyment of their properties.

### **Recommendation and Conditions**

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

If consent is granted the following conditions are recommended:

### **Air Quality**

1. No door or window opening to any room of the dwelling(s) shall be situated within 5 metres of the kerbside of Junction Road

**Reason:** In order to safeguard the amenities of the occupiers of the proposed dwelling[s] in respect of atmospheric pollution in compliance

### **Construction and demolition works: Environmental Method Statement**

2. No phase of the development hereby permitted shall take place until a Demolition and Construction and Environmental Method Statement has been submitted to and approved in writing by the Local Planning Authority, which shall include the following details:-
  - I. the hours of work, which shall not exceed the following: Construction and associated deliveries to the site shall not take place outside 08:00 to 18:00 hours Mondays to Fridays, and 08:00 to 13:00 hours on Saturdays, nor at any time on Sundays or Bank Holiday;
  - II. the arrangements for prior notification to the occupiers of potentially affected properties;
  - III. the responsible person (e.g. site manager / office) who could be contacted in the event of complaint;
  - IV. a scheme to minimise dust emissions arising from construction activities on the site. The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development. The approved dust suppression measures shall be maintained in a fully functional condition for the duration of the construction phase;
  - V. a scheme for recycling/disposal of waste resulting from the construction works;
  - VI. the storage of plant and materials used in constructing the development;

- VII. any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment,
- VIII. During construction/demolition phases amplified music and/or radios shall not be audible beyond the site boundary.

All works shall be carried out in accordance with the approved details. Any alteration to this Plan shall be approved in writing by the Local Planning Authority prior to commencement of the alteration.

**Reason:** *To protect the amenities of the area.*

### **Sound Insulation**

- 3. Development shall not commence until a site specific scheme for protecting the proposed residential units from noise, has been submitted to, and approved in writing by the Local Planning Authority.

The submitted scheme shall have due regard for the British Standard BS8233:2014 Guidance on Sound Insulation for Buildings and The PROPG: New Residential Development. It should be designed to achieve noise levels of less than 30dB LAeq in bedrooms (night time), 35dB LAeq in bedrooms (daytime), less than 40 dBLAeq in living areas and 50dB LAeq in outside living areas..

A report shall be produced containing all raw data and showing how calculations have been made. A copy of such report shall be submitted to the Local Planning Authority for its approval.

**Reason:** *To protect occupiers from noise and safeguard their residential amenities.*

## **4 Contamination**

- i. No development, with the exception of site clearance and demolition, shall take place until a site risk assessment has been undertaken to assess the nature and extent of any contamination on the site, in accordance with a scheme to be agreed with the Local Planning Authority. Once completed, a written report of the findings and recommendations shall be submitted and approved in writing by the Local Planning Authority.
- ii. If the site risk assessment (i) indicates that potential risks exist, development shall not commence, until a detailed remediation strategy to mitigate the identified risks and ensure the site is remediated to a condition suitable for the intended use has been submitted and approved in writing by the Local Planning Authority.
- iii. The agreed remediation strategy (ii) shall be adhered to throughout the development.
- iv. Following completion of the site remediation and prior to bringing the development into first use, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted and approved in writing by the Local Planning Authority.
- v. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. If after consultation with the Local Planning Authority the contamination is considered to pose a possible risk, to human health, buildings and other property and the natural and historical environment (receptors), development should not commence further until a site investigation and risk assessment has been completed in accordance with a scheme to

be agreed by the Local Planning Authority. If the contamination investigation and risk assessment indicates that potential risks exist to receptors, development shall not commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to the receptors has been prepared, and is subject to the approval in writing of the Local Planning Authority.

**Reason:-** *To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.*

## **5. Lighting**

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 when the light (s) is (are) in operation. Details of all artificial lighting to be installed under this permission should be submitted to and approved by the Local Planning Authority prior to development commencing.

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

### **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>
- 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)
- If required, Contamination risk assessments shall be carried out in accordance with UK policy the Land contamination risk management framework (LCRM), published by the Environment Agency <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>
  - Submission of reports should also be made to the Environment Agency for comment with regard to their remit to protect ground and surface waters from pollution and their obligations relating to contaminated land.
  - The Local Planning Authority will determine the acceptability of reports on the basis of the information made available to it. Please be aware that should a risk of harm from contamination remain post development, where the applicant had prior knowledge of the contamination, the applicant is likely to be liable under Part II (a) of the Environmental Protection Act 1990 and as such become an "appropriate person". In this event the applicant will be lawfully responsible to remove the risk posed by the contamination.
  - Equally if during any site works a pathway for any contaminant on site is created and humans, waters, property or ecological systems are exposed to this, the applicant or those acting on behalf of the applicant will be liable under part II (a) of the Environmental Protection Act 1990 if the risks are not adequately addressed during the site redevelopment.
  - During investigation and remediation works the applicant and those acting on behalf of the applicant must ensure that site workers, public property and the environment are protected against noise, dust, odour and fumes
  - The applicant is advised that should there be a requirement as part of the Remediation Strategy to treat, reuse or remove contaminated material on the site, the Environment Agency must be consulted, as these activities may need to be licensed or permitted. Contaminated materials identified for removal off site must be disposed of in an appropriately licensed landfill site.
  - Staffordshire Moorlands District Council is keen to liaise with all stakeholders involved in this application. As such, we recommend that a proposed scope of works is forwarded to the Environmental Protection Department and agreed in principle prior to site investigation works being undertaken. The Environmental Protection Department is also prepared to review draft copies of reports prior to final submission to the Planning Department in order to ensure that works undertaken are sufficient to discharge the contaminated land conditions.

Regards,  
Environmental Health