

**Dealt with by:** Environmental Health

**Our Ref:** smd/2021/0287

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**Date:** 14<sup>th</sup> July 2021

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| <b>MEMORANDUM: PLANNING CONSULTATION</b> |
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|-----------------------------|----------------------------------------------------------------------------|
| <b>LOCATION</b>             | 7A, Cheadle Shopping Centre, High Street, Cheadle, Staffordshire, ST10 1UY |
| <b>PROPOSED DEVELOPMENT</b> | Proposed conversion of existing cafe to residential apartment              |

**Potential Areas of Environmental Concern -**

1. Renovation Impacts (condition)
2. External and internal noise (Insufficient information)
3. Bin storage (Insufficient information)
4. Asbestos (Advisory)

**General Comments**

- Sound: we believe the proposed unit is attached/adjacent to a permitted indoor children's play area. It is not clear if this is currently operating but it was granted permission under smd/2017/0556. It is not certain how these units connect structurally but there is likely to be flanking transmission of noise between the units. There is also an office unit beneath the proposed flat which although not a significant generator of noise should be considered. Additionally this residential property will be situated on a busy car park with the additional concern there will be regular deliveries though day and night. A site specific noise assessment should be undertaken in order that a proper consideration can be given to the application and confirm this site is suitable for residential use. The assessment and any mitigation proposed should be mindful for the need for the flat to be properly ventilated.
- Bin storage – there is advice or information about where bins would be stored securely. This should be clarified.
- Asbestos: A Demolition or refurbishment asbestos survey and risk assessment should be carried out prior to the demolition/renovation 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/>

**Recommendation** – Environmental Health recommends refusal due to insufficient information under the concerns highlighted above.

**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)

Regards,

Environmental Health