

Dealt with by: Environmental Health

Our Ref: smd/2021/0613

Direct Dial:

Your Ref: smd/2021/0613

Email:

Date: 12th November 2021

MEMORANDUM: PLANNING CONSULTATION
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LOCATION

Grange Fish Bar, Congleton Road, Biddulph

PROPOSED DEVELOPMENT

Variation of timing condition.

Potential Areas of Environmental Concern.

1. Extended hours: Noise Impacts,
2. Weekend/ Bank Holidays: Noise impacts.

General Comments

1. There is insufficient information provided to determine the impact to neighbouring amenity caused by the extended hours of operation through the day and later into the night.
2. There is insufficient information provided to determine the impacts which would be caused by opening on Sundays and Bank Holidays when previously it has been closed.
3. The original permission was granted subject to restricted hours of opening to protect neighbour amenity, this requested extension obviously will compromise that.
4. The original application proposed that the unit would shut during the day to coincide with school hours, this application obviously compromises that original submission.
5. A site specific noise assessment should be provided to determine likely impacts which would be caused by extending hours of opening during the day, night, weekends and bank holidays.

Recommendation and Conditions

The Environmental Health Department recommend refusal of the application in order to protect neighbourhood amenity and for the reason there is insufficient information provided to properly consider the impact of the proposal.

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 Professional Guidance on Planning and Noise (ProPG), 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

Regards,

Environmental Health