

Dealt with by: Environmental Health

Our Ref: smd/2021/0301

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Date: 15th March 2022

MEMORANDUM: PLANNING CONSULTATION
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LOCATION

Draycott Sports Centre, Cresswell Lane, Draycott

PROPOSED DEVELOPMENT

Convert 2 tennis courts into covered padel courts, mini tennis and extra parking area.

Potential Areas of Environmental Concern

1. Construction Impacts (Condition)
2. Lighting (condition)
3. Noise (Condition timings)

Comments

From a noise perspective this is a relatively like for like development, there are existing courts in place so noise should not significantly increase as a result of this development. There is no record of noise complaint against this premises in the previous 6 years to application.

The existing floodlighting has caused no complaint in the previous 6 years to application. The lighting scheme proposed should comply with the Institution of Lighting Professionals Guidance Note for the reduction of obtrusive light. It should be designed so that it is the minimum needed for normal use and be installed to minimise potential pollution caused by glare and spillage. The advice provided by the lighting engineer indicates compliance with the guidance and is significantly lower than direct light from floodlighting due to the fabric surrounding the court. It is noted there are no objections from the nearest residential neighbours or the Parish Council. We would advise the following condition is imposed on any permission granted to ensure pre-existing luminance levels are maintained. Additionally the timings proposed should ensure low lighting and sound levels through the night are maintained. The timings set out in the application form should be imposed on any permission granted to protect night time amenity(Section 19).

Recommendation

Environmental Health have no objections in principle subject to the following conditions be placed on any permission granted -

1. Construction and demolition works: Environmental Method Statement

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 responsible person (e.g. site manager / office) who could be contacted in the event of complaint;
- iii. 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;
- iv. a scheme for recycling/disposal of waste resulting from the construction works;

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.*

2. Lighting Condition

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.

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

3. Timings

Condition timings set out in the application form.

Informative/Other Matters

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

- Guidance for control of dust and emissions for construction can be found: in
 - 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)
- 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/statn uisance.pdf>

Regards,
Environmental Health