

Dealt with by: Environmental Health

Our Ref: SMD/2021/0703

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Date: 7th April 2022

MEMORANDUM: PLANNING CONSULTATION
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LOCATION

**Lower Grange Farm Oakamoor Road
Cheadle**

PROPOSED DEVELOPMENT

Change of use of existing equestrian facilities from private use to riding school. A total of 7 permanent stables (at least 4 will remain as private use only), a 20x40m riding arena and a room (an Equi-gym) housing an equisimulator.

Potential Areas Of Environmental Concern.

1. Noise during construction
2. Manure Storage/ Odours
3. Amplified music / voice
4. Lighting

General Comments

Manure: There is no information provided in regard to the disposal of horse manure. It may be advisable to apply the condition set out below in order to protect the local environment, soil and water.

Noise: The primary cause of noise from equestrian training centres/units/menages can be the use of amplified sound and voice, it may be advisable to apply a condition ensuring that use of amplification is prohibited or controlled such that the amenity of the area and nearby residents is not compromised.

Light: The installation of lights maybe likely to cause amenity issues due to the proximity of the nearest properties. Any lights installed should be appropriately selected, installed and directed in order to avoid light spillage and glare.

Recommendation

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

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. Manure

Manure generated from the approved use should be collected and stored in a dedicated storage area, with sufficient capacity to store 6 months worth of manure. The manure storage area should have an impermeable surface capable of containing, or facilitating the collection of, all manure generated leachate and sited at least 50m from all neighbouring residential properties. The burning of manure as a means of disposal is not permitted.

Reason: To protect the amenity of neighbours and pollution of the environment.

3. 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*

4. Noise :PA Sytems

No amplified sound shall be audible within or at the boundary of any noise sensitive (occupied) premises either attached to or in the vicinity of the premises to which this application refers.

Reason: *To ensure that the reasonable residential amenities of adjoining properties are adequately protected from noise pollution.*

Advisory Note/ Informative:

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

- 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