

Dealt with by: Environmental Health

Our Ref: SMD/2022/0116

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Date: 26th April 2022

MEMORANDUM: PLANNING CONSULTATION
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LOCATION

**Unit 5 Burton Street
Leek**

PROPOSED DEVELOPMENT

Workshop extension to facilitate maintenance and servicing of motor vehicles with first floor storage.

Potential Areas Of Environmental Concern.

1. Noise – Operation Times
2. Plant and Machinery/ Operational Noise
3. Artificial Lighting - condition
4. Site Waste - condition
5. Drainage (Interceptor) – Condition
6. Construction Impacts - Condition

Comments: This is an existing workshop with no record of complaint but the extension may mean an intensification of operations and noise. We understand planning permission may have been granted for residential development on land adjacent to this site which should also be considered. We would recommend the following conditions be applied to any permission granted. The timings can be negotiated but we would advise that night times and weekends are protected.

Recommendation:

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

Artificial Lighting

1. Details of floodlighting of the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. 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 (residential) when the light (s) is (are) in operation.

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

Plant and Machinery Noise

2. The machinery, plant or equipment including installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that the noise generated by the operation of the machinery shall not increase the background noise levels during day time expressed as LA90 [1hour] (day time 07:00-23:00 hours) and/or (b) LA90 [15 mins] during night time (night time 23:00-07:00 hours) at any adjoining noise sensitive locations or premises in separate occupation above that prevailing when the machinery is not operating. Noise measurements for the purpose of this condition shall be pursuant to BS 4142:2014.

Reason:- *To safeguard the amenity of local residents and that of the surrounding area from noise disturbance.*

Outside Noise

3. No power tools or machinery which are audible at the site boundary/ies shall be used outside the fabric of the proposed building.

Reason:- *To safeguard the amenity of local residents and that of the surrounding area from noise disturbance.*

Workshop Operation Times

5. The use hereby permitted shall take place only between the hours of 8am to 6pm Monday to Friday and at no time on Saturdays, Sundays or Bank Holidays.

Reason: *To avoid the risk of disturbance to neighbouring dwellings during unsocial hours.*

Oil Inceptor

6. Prior to being discharged into any watercourse, surface water sewer or soak away system, all surface water drainage from parking areas and hard standings shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

Reason: *To prevent pollution of the water environment*

Construction and demolition works: Environmental Method Statement

7. 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;
- v. 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,
- l. 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.*

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>

Regards,

Environmental Health