

Dealt with by: Environmental Health

Our Ref: SMD/2022/0146

Direct Dial: (

Your Ref: smd/2021/0146

Email:

Date: 5th May 2022

MEMORANDUM: PLANNING CONSULTATION
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LOCATION

**417 Ash Bank Road
Werrington**

PROPOSED DEVELOPMENT

**Single storey rear, double storey rear and side extension. Change of use from a residential dwelling to provide a supermarket and 1no. 2 bed flat.
Resubmission of SMD/2021/0439**

Potential Areas Of Environmental Concern.

1. Delivery Times - Condition
2. Plant and Machinery/ Operational Noise (Further information Required)
3. Artificial Lighting - Condition
4. Noise transfer (Building regulations and noise assessment)

Comments:

There is insufficient information supplied with this application to properly assess amenity impact concerns which might be caused by noise from the proposed development. As per our comments for the previous application which are set out below this application requires a noise assessment. This assessment should be conducted under BS4142:2014 (commercial noise impact to residential properties) and BS8233:2014 and the PROPG: New Residential Development (Sound insulation required for proposed residential unit)

Comments provided for smd/2021/0439

11th August 2021 - There is insufficient information provided with this application to properly assess the impacts on the amenity of neighbouring properties. The application form also appears to be incomplete as there will be trade waste associated with any supermarket development. Also there will be refrigeration plant required for any retailer supplying chilled and frozen food.

We would expect a site specific noise assessment is conducted in compliance with BS4142:2014 and as there is a residential dwelling proposed on the site we would expect the assessment to be compliant with BS8233:2014 and PROPG:New Residential Development.

3rd December 2021 – There remains the issue that insufficient information has been supplied with this application. The revised plans indicate refrigeration plant to be wall and ground mounted externally and provides some detail on the refrigeration/freezer units which will be installed inside. This information does

not address our concerns as outlined above. A site specific noise assessment (see advisory) should be supplied to assess the impacts which the proposed development will have on existing residents living in the vicinity and the required sound insulation which will be required for the proposed residential units.

Recommendation:

The Environmental Health Department recommend refusal of the application due to insufficient information provided to assess the impacts of the application on neighbourhood amenity.

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 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
- 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