

Dealt with by: Environmental Health

Our Ref: smd/2021/0400

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Your Ref: *as above.*

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Date: 10th June 2022

MEMORANDUM: PLANNING CONSULTATION
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PROPOSED DEVELOPMENT: Timber Frame outdoor covered space to the rear beer garden

LOCATION: The Huntsman
Cheadle
Staffordshire

Potential Areas of Environmental Concern

1. Noise (Music, people etc) – (Condition)
2. Noise from plant and machinery (Condition)
3. Lighting (Condition)
4. Alcohol Timings Dealt with Under Licensing Conditions

Comments

A site specific noise assessment undertaken by Peak Acoustics (ref. JP2710213NR) has been submitted with the application which predicts no significant adverse impact to neighbouring amenity subject to mitigation. The air conditioning units at the rear of the building require relocation as per noise assessment and the framed building requires further works to reduce noise breakout. A meeting has been held with the applicants and they have agreed to the following conditions being placed on the permission if granted. They advised no music will be played in the cabin after 23:00 and requested extra time to conduct the sound insulation works if permission was granted, conditions advised below to take account of these considerations.

A previous complaint about anti-social behaviour associated with the pub and cabin has been withdrawn by the complainant.

Recommendation

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

1. BS4142 Limit on external noise levels produced by fixed external plant including air conditioning

The rating level of sound emitted from any fixed plant and/or machinery associated with the development shall not exceed background sound levels by more than 5 dB(A) between the hours of 07.00–23.00 (taken as a 15 minute LA90 at the nearest sound-sensitive premises) and shall not exceed the background sound level between 23.00–07.00 (taken as a 15 minute LA90 at the nearest/any sound-sensitive premises). All measurements shall be made in accordance with the methodology of BS4142 (2014 + A1:2019) (Methods for rating and assessing industrial and commercial sound) and/or its subsequent amendments.

Where access to the nearest sound-sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound-sensitive property.

Any deviations from the LA90 time interval stipulated above shall be agreed in writing with the local planning authority.

Reason: To protect the amenities of nearby residents

2. Sound Insulation scheme

Within 6 months of permission being granted, a site specific sound insulation scheme shall be submitted in writing and approved in writing by the local planning authority (LPA) detailing measures that will be implemented to ensure that any noise associated with the development does not cause detriment to amenity or a nuisance, especially to those living and working in the vicinity. All sound insulation works approved shall be completed within 6 months of approval by the LPA.

Reason: *Reason:- To safeguard the amenity of neighbouring residential occupiers.*

3. Amplified music

No amplified or other music shall be played on the premises outside the following times: 11:00am to 11:00pm.

Reason:- *To prevent further deterioration of local residential amenity, the protection of the amenities of the surrounding area and the occupiers of nearby residential properties and to avoid the risk of disturbance to neighbouring dwellings during unsocial hours.*

4. 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.*

Informative/Other Matters

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 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