

Dealt with by: Environmental Health

Our Ref: SMD/2022/0176

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Date: 30th May 2022

MEMORANDUM: PLANNING CONSULTATION
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LOCATION

**Industrial Agricultural Engineering Brookhouse Way
Cheadle**

PROPOSED DEVELOPMENT

**Screening Opinion in respect of development proposals
- demolition of existing buildings and redevelopment to
deliver foodstore development**

Potential Areas of Environmental Concern

1. Noise :
 - a. During construction/demolition, b. noise from plant and machinery associated with operation of .
2. Construction Impacts: Dust, waste.(condition)
3. Land Contamination: Previous Use / Coal mining area
4. Lighting

General Comments –

We would recommend a site specific noise should be submitted in compliance with BS4142:2014 and BS8233:2014. Additionally considering what is proposed, a noise control scheme for the construction phase should also be completed and submitted for approval, this should be completed in compliance with BS 5228-1:2009+A1:2014 Part 1 Code of practice for noise and vibration control on construction and open sites. Plant and machinery installed as part of this development should not increase pre-existing background noise levels when measured in compliance with BS4142:2014.

Contamination – the site has a history of industrial use and the area in general has been associated with coal mining and coal measures (including surface coal measures). Part of the site is also in a high risk coal mining development.

It is anticipated that an appropriate coal mine risk assessment and contaminated land risk assessment report would accompany any application

Other comments - Light spillage from the car park, delivery yard and security lighting should be considered so that there is no increase in pre-existing lighting levels at the nearest residential

properties.

Whilst it is not likely that there would be clear significant AQ impacts as a result of the scheme. The developer should ensure that mitigation is in place to offset any additional impacts. The applicant will as a minimum have to comply with the requirements of approved documents , which came into force on 15th June 2022.

<https://www.gov.uk/government/publications/infrastructure-for-charging-electric-vehicles-approved-document-s>

Advisory:

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.

If required, Contamination risk assessments shall be carried out in accordance with UK policy the Land contamination risk management framework (LCRM), published by the Environment Agency <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>

- Submission of reports should also be made to the Environment Agency for comment with regard to their remit to protect ground and surface waters from pollution and their obligations relating to contaminated land.
- The Local Planning Authority will determine the acceptability of reports on the basis of the information made available to it. Please be aware that should a risk of harm from contamination remain post development, where the applicant had prior knowledge of the contamination, the applicant is likely to be liable under Part II (a) of the Environmental Protection Act 1990 and as such become an "appropriate person". In this event the applicant will be lawfully responsible to remove the risk posed by the contamination.
- Equally if during any site works a pathway for any contaminant on site is created and humans, waters, property or ecological systems are exposed to this, the applicant or those acting on behalf of the applicant will be liable under part II (a) of the Environmental Protection Act 1990 if the risks are not adequately addressed during the site redevelopment.
- During investigation and remediation works the applicant and those acting on behalf of the applicant must ensure that site workers, public property and the environment are protected against noise, dust, odour and fumes
- The applicant is advised that should there be a requirement as part of the Remediation Strategy to treat, reuse or remove contaminated material on the site, the Environment Agency must be consulted, as these activities may need to be licensed or permitted. Contaminated materials identified for removal off site must be disposed of in an appropriately licensed landfill site.
- Staffordshire Moorlands District Council is keen to liaise with all stakeholders involved in this application. As such, we recommend that a proposed scope of works is forwarded to the Environmental Protection Department and agreed in principle prior to site investigation works being undertaken. The Environmental Protection Department is also prepared to review draft copies of reports prior to final submission to the Planning Department in order to ensure that works undertaken are sufficient to discharge the contaminated land conditions.