

Dealt with by: Environmental Health

OurRef: smd/2021/0841&0854

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Date: 18th July 2022

MEMORANDUM: PLANNING CONSULTATION
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LOCATION	2 4 Warehouse Silk Street Leek
PROPOSED DEVELOPMENT	The conversion, alterations and extension of the two-storey former Warehouse and Silk Shade to create three 3-bedroom properties. plus 1-bedroom detached dwelling in place of the former outbuilding.
PROPOSED DEVELOPMENT	Listed building consent for the conversion, alterations and extension of the two-storey former Warehouse and Silk Shade to create three 3-bedroom properties. plus 1-bedroom detached dwelling in place of the former outbuilding.

Potential Areas of Environmental Concern

1. Sound insulation (Insufficient Information)
2. Construction Impacts (Condition)
3. Lighting (condition Submission)
4. Unexpected contamination (Condition)
5. Asbestos (Advisory)

Comments

There is insufficient information supplied to address noise concerns. The application should be supported with a site specific noise assessment and mitigation scheme if appropriate.

The proposed units are close to existing commercial premises (Restaurant /take away), council car park and a main road. There are concerns that operational and plant noise may compromise the amenity of future occupiers and compromise the business activities in the existing commercial premises. In addition the car park and road traffic noise should be considered in any assessment undertaken.

Recommendation as per smd/2019/0315



Environmental recommend refusal of the proposed application due to insufficient information being provided to address amenity concerns for future occupiers. It would be expected that a site specific noise assessment including a sound insulation scheme is submitted and approved to support the application. The assessment should be undertaken using BS4142:2014, BS8233:2014 and PROPG: New Residential Development.

Regards

Environmental Health