

Dealt with by: Environmental Health

Our Ref: smd/2021/0287

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Date: 28th September 2022

MEMORANDUM: PLANNING CONSULTATION
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LOCATION	7A, Cheadle Shopping Centre, High Street, Cheadle, Staffordshire, ST10 1UY
PROPOSED DEVELOPMENT	Proposed conversion of existing cafe to residential apartment

Potential Areas of Environmental Concern -

1. Renovation Impacts (condition)
2. External and internal noise (Condition noise assessment)
3. Bin storage (Insufficient information)
4. Asbestos (Advisory)

General Comments

Updated 28th September 2022

Sound Insulation - A noise assessment (Yacoustics ref. YA331.V1) has been submitted to address Environmental Health concerns. It has found that with shut windows reasonable sound levels can be achieved, as this is a town centre location this mitigation is not unreasonable. But ventilation is proposed to prevent overheating. We would recommend all appropriate mitigation as proposed in the assessment is installed into the final construction.

Bin Arrangements – Condition, as further information is required. There are off road options for bin storage in the area though clarification is required how and where refuse will be stored for collection.

Previous 14th July 2021

- Sound: we believe the proposed unit is attached/adjacent to a permitted indoor children's play area. It is not clear if this is currently operating but it was granted permission under smd/2017/0556. It is not certain how these units connect structurally but there is likely to be flanking transmission of noise between the units. There is also an office unit beneath the proposed flat which although not a significant generator of noise should be considered. Additionally this residential property will be situated on a busy car

park with the additional concern there will be regular deliveries though day and night. A site specific noise assessment should be undertaken in order that a proper consideration can be given to the application and confirm this site is suitable for residential use. The assessment and any mitigation proposed should be mindful for the need for the flat to be properly ventilated.

- Bin storage – there is no advice or information about where bins would be stored securely. This should be clarified.
- Asbestos: A Demolition or refurbishment asbestos survey and risk assessment should be carried out prior to the demolition/renovation 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/>

Recommendation – Environmental Health have no objection to the proposed development but we would recommend the following conditions are imposed on any permission granted and the recommendations set out in the noise assessment are installed into the final construction.

Conditions if permission is granted

Construction & Demolition works: Time of operations

1. Unless prior permission has been obtained in writing from the Local Planning Authority, all noisy activities shall be restricted to the following times of operations.
 - 08:00 - 18:00 hours (Monday to Friday);
 - 08:00 - 13:00 hours (Saturday)
 - No working is permitted on Sundays or Bank Holidays.

In this instance a noisy activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.

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

Construction & Demolition: Control

2.

- I. During construction/demolition phases amplified music and/or radios shall not be audible beyond the site boundary;
- II. 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. All waste transfer records should be retained for inspection by officers of the Local Planning Authority;
- III. No activity hereby permitted shall cause dust to be emitted beyond the site boundary so as to adversely adjacent residential properties and/or other sensitive uses and/or the local environment. In the event dust is caused to escape the site boundary the activity shall be stopped until sufficient dust suppression has been undertaken to prevent further escape. There shall always be the appropriate means and sufficient water resources on

site for dust suppression. These should be made available for inspection when required by officers of the Local Planning Authority

Reason: *To protect the amenities of the area during construction*

Waste Storage

3. The use hereby permitted shall not be begun before details of the arrangements for the storing of refuse and waste have been submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given.

Reason: *To protect the local amenities from unsightly waste, prevention of pest infestation and offensive smells from putrescible materials.*

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>
- During any demolition and construction activities (including landscaping) the contractor shall take all reasonable steps to prevent dust formation and prevent any dust formed from leaving the site boundary.
 - The control of dust and emissions from construction and demolition Best Practice Guidance, produced by the greater London councils <http://www.london.gov.uk/sites/default/files/BPGcontrolofdustandemissions.pdf>
 - Building Research Establishment Guidance Document 'Control of Dust from Construction and Demolition Activities' (BR456)

Regards,

Environmental Health