
From: Haywood, Ben
Sent: 01 December 2022 11:54
To: Planning Comments (SMDC)
Subject: FW: SMD/2021/0370 - Replan at Blythe Vale

Categories:

Ben Haywood
Head of Development Services
Staffordshire Moorlands District Council / High Peak Borough Council
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From: Mccrory, Daniel
Sent: 15 October 2021 14:23
To: Haywood, Ben
Cc: Colgan, Denis **Subject:** RE: SMD/2021/0370 - Replan at Blythe Vale

Hi Ben,

I understand that The plans submitted in support of SMD/2021/0370 application will also be conditioned to be implemented as part of the approved development (Ref. SMD/2018/0790), and not as standalone consent. Denis has recommended a slight tweak in the noise condition

AQ

I've reviewed the updated AQ assessment by SLR to address the changes with the layout. I'm satisfied with the report and happy to withdraw my objection. The requirements for post completion testing (condition 11 think – on SMD/2018/0790) and EV will still need to be complied with.

Noise (Denis):

Comments An addendum report has been submitted to address the changes to the original application smd/2018/0790. The recommendations set out in section 8 of the addendum should be the minimum sound insulation installed into this section of the scheme. Pre-completion tests should be undertaken for units 61,62 and 66 to prove compliance with the noise assessment. Further details for the acoustic should be provided (condition advised).

Sound transfer between residential units (semi-detached and apartments) should be subject to Building regulation Approved Document E.

Sound Insulation & Sound Barrier

No dwelling within the development hereby permitted shall be occupied until;

- I. (a) All works to that dwelling included in the approved sound insulation scheme (Hoare Lea, Blythe Vale Phase 1 Plots 58-66, Blythe Bridge) have been completed and pre-completion tests carried out to verify compliance with this scheme

OR

(b) Pre-completion sound tests shall be carried out to verify compliance with the criteria sound levels in British Standard BS8233: Sound insulation and noise reduction for buildings (Code of Practice), Professional Practice Guidance on Planning & Noise: Residential Development (IOA and ANC 2014).

A pre-completion a report shall be produced containing all raw data and showing how calculations have been made should be produced and submitted to the LPA for approval by the. No dwelling within that phase hereby permitted shall be occupied until the sound test report has been approved by the LPA.

- II. Full details including specification and positioning of a site boundary acoustic barrier shall be submitted to and approved prior to first occupation of the approved residential units hereby permitted.

Reason: *To protect occupiers from noise and safeguard their residential amenities*

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), Professional Practice Guidance on Planning & Noise: Residential Development (IOA and ANC 2014), BS4142:2014 Methods for rating and assessing industrial or commercial sound and/or the Building Regulations 2010 Document E or other appropriate guidance.

Thanks

Dan

Dr. Daniel McCrory

Senior Pollution Officer

Environmental Health

Staffordshire Moorlands District Council & High Peak Borough Council

Moorlands House

Stockwell Street

Leek

ST13 6HQ

Direct Dial:

Mobile:

From: Haywood, Ben

Sent: 08 October 2021 10:31

To: Mccrory, Daniel

Subject: FW: SMD/2021/0370 - Replan at Blythe Vale

Importance: High

Hi Dan

Please could you advise whether the attached now overcomes your objections and let me have updated comments

Thanks

Ben

Ben Haywood
Head of Development Services
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From: Peter Hayward
Sent: 24 September 2021 09:55
To: Haywood, Ben
Cc: Angela Reeve
Subject: RE: SMD/2021/0370 - Replan at Blythe Vale
Importance: High

Hi Ben,

I hope you're well, and thank you for providing the EHO's comments below in respect of air quality to the re-plan application Ref. SMD/2021/0370 at Blythe Vale Phase 1.

Please now find attached an addendum Air Quality Assessment which has been prepared by SLR to seek to resolve the EHO's Air Quality comments. I would be grateful if you could please confirm that this can be reviewed by the EHO promptly, and that this now satisfies their comments in full.

As discussed previously, if you could also please confirm that the application is then able to be determined under your delegated powers, that would be much appreciated.

Kindest regards,
Pete

Peter Hayward
Senior Planner

Turley

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Office:

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From: Haywood, Ben **Sent:** 27 August 2021 20:05
To: Peter Hayward
Cc: Angela Reeve
Subject: RE: SMD/2021/0370 - Replan at Blythe Vale

Thanks Pete

I have now had comments on Air Quality too.

The EHO says:

They will need to undertake a new undated AQ assessment to demonstrate that these locations are likely to be below AQ objectives. They are required to do some post development monitoring too for this site they may have started this already so this could possibly be used to support this?

Please could these comments be addressed

Thanks

Ben

Ben Haywood
Head of Development Services
Staffordshire Moorlands District Council / High Peak Borough Council
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From: Peter Hayward
Sent: 27 August 2021 17:34
To: Haywood, Ben
Cc: Angela Reeve
Subject: RE: SMD/2021/0370 - Replan at Blythe Vale
Importance: High

Good Afternoon Ben,

Thank you for your email below forwarding on the EHO comments to the SW Re-plan application within Phase 1 at Blythe Vale (Ref. SMD/2021/0370).

To seek to resolve the EHO's comments, an Addendum Noise Report has been produced by Hoare Lea. This recommends the following measures to mitigate against adverse noise conditions within habitable rooms and external amenity areas associated with the dwellings on the re-plan plots:

- Bedrooms to plots 61, 62, 65 and 66 which overlook the A50 to be provided with windows with a min. rating of Rw35;
- All remaining habitable windows to be provided with windows with a min. rating of Rw33;
- All habitable rooms on all plots subject of this re-plan should be provided with wall or windows mounted trickle vents with a sound reduction rate of Dnew 38.

St Modwen Homes have confirmed that they accept the above recommendations and would welcome a condition requiring compliance with these measures.

In addition, the layout drawings have all been updated to include some additional separation between the side elevation of the house on Plot 65 and the garden boundaries of Plots 66 and 67 to avoid the side elevation of the house on Plot 65 forming the garden boundary. The Proposed Boundaries Plan has also been updated to include reference to a 2-metre-high masonry wall on the roadside boundaries of gardens on Plots 61, 62 and 66, as recommended in the Addendum Noise Report.

Please therefore find enclosed within the link below copies of all updated architectural, engineering and landscaping layout drawings, as well as the Addendum Noise Report produced by Hoare Lea:

<https://we.tl/t-mi1MbaSyg4>

I would be grateful if you could please ensure that the submission plans are substituted accordingly with these revisions, and that the Addendum Noise Report is uploaded to the application and the EHO is re-consulted accordingly.

Please note that I am on annual leave now until next Friday (3rd September). Therefore if you could please ensure the above is undertaken in the meantime, I will then be able to pick up any correspondence on my return.

Many thanks and have a good weekend,
Pete

Peter Hayward
Senior Planner

Turley

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From: Haywood, Ben
Sent: 03 August 2021 16:44
To: Peter Hayward
Subject: FW: SMD/2021/0370 - Replan at Blythe Vale

Hi Pete
I've now had EH noise comments – please see below. As I suspected they have some concerns. I am still waiting on air quality comments.
Regards
Ben

From: Colgan, Denis
Sent: 03 August 2021 16:42
To: Haywood, Ben ; [Mccrory, Daniel](#)

Subject: RE: SMD/2021/0370 - Replan at Blythe Vale

Hello Ben,

Thank you for this.

Noise – The primary change that I can see is a move from apartments with no outdoor living area to semi-detached houses with gardens. The gardens will be difficult to protect from noise given their positioning. All units will be significantly impacted by noise but the gardens of 61, 62 and 66 will be particularly difficult to appropriately attenuate. This does not look ideal.

A new site specific noise assessment should be submitted in compliance with PROPG: New Residential Development and BS8233:2014. Special attention should be given to external areas, prevention of overheating and the fact that

the previous mitigation was marginally compliant with the above standards and guidance (required retesting), enhanced acoustic glazing is necessary. It is difficult to understand how these gardens will be appropriately protected from road traffic noise to achieve levels set out in the standard.

Construction Management Plan –there is nothing provided. If resubmitted this maybe should be updated to take account of any generators to be used to address site drainage given previous complaints. Alternatively we could recommend as a condition.

If you need to discuss or clarification please let me know.

Thank You,

Denis

Mr Denis Colgan
Pollution Officer
Environmental Health
Staffordshire Moorlands District Council/ High Peak Borough Council
Ph.

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