STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Dealt with by: Environmental Health | **Our Ref:** SMD/2023/0016

Direct Dial: | **Your Ref:**

Email: | **Date:** 8th March 2023

MEMORANDUM: PLANNING CONSULTATION

LOCATION	**Land to the south west of Endon primary substation Post Lane, Endon**
PROPOSED DEVELOPMENT	**Use of land for temporary works compound for a period of up to 18 months. The temporary works compound is associated with the permitted development works being undertaken at National Grid Primary Electricity Substation site at Post Lane, Endon. Normally the use of the land for the temporary compound would be classed a permitted development but as the temporary storage site is not immediately adjoining the electricity substation compound a temporary planning permission is required.This is a works compound comprising fenced storage area, parking area and laydown area.**

Potential Areas Of Environmental Concern.

1. Noise including generators,
2. Lighting

General Comments

Environmental Health have record of complaint against the Endon sub-station or associated activities. There are no construction works proposed as per the site plan notes so no importation of material is expected, this might be conditioned. The primary concern is noise or lighting emissions from the activity at the site impacting nearby residential properties. Restricting the compound operational timings may compromise its use so we would advise the following conditions are imposed so that these impacts are controlled during its use and yet not compromise the effectiveness of the site.

Recommendation and Conditions

The Environmental Health Section have no objection but would advise the following conditions are placed on any permission granted.

1. Noise attenuation scheme

Before use of the development commences, a noise-mitigation scheme shall be submitted in writing and approved in writing by the local planning authority 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.

Reason: *To protect the amenity of the locality, especially for people living and/or working nearby*

2. Lighting

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. Details of all artificial lighting to be installed under this permission should be submitted to and approved by the Local Planning Authority prior to development commencing.

Reason: *To protect the local amenities of the local residents by reason of excess of illuminance*

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Advisory Note/ Informative:

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 the Professional Guidance on Planning and Noise (ProPG), 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

- Any approved foul drainage system should meet the British Standard 6297:2007+A1:2008: Code of practice for the design and installation of drainage fields for use in wastewater treatment http://www.bsigroup.com

- 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