

Dealt with by: Environmental Health

Our Ref: smd/2023/0179

Direct Dial:

Your Ref: smd/2023/0179

Email:

Date: 21st June 2023

MEMORANDUM: PLANNING CONSULTATION
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LOCATION

**Land At Caverswall Road
Caverswall**

PROPOSED DEVELOPMENT

**Change of use to part of the land for use as
enclosed secure dog walking field including
placement of 2no structures.**

Potential Areas of Environmental Concern

1. Noise caused by dog barking (Insufficient information)
2. Operating times (Condition)
3. Construction Times (Standard Condition)
4. Lighting (condition)
5. Waste (Condition)

Comments

Noise - There is a lack of information provided on dog limit numbers, owner limits and how loud barking incidents would be managed as there is no on site management. These dog exercise developments do appear to have become more popular recently but are mainly in sparsely populated areas. This proposed development is adjacent to a village hall and a large number of residential properties. The nearest residents are approx. 40m away from the boundary so it would be important that there is confidence dog barking noise is low risk and can be controlled. Additionally it is important the use of the village hall is not compromised by noise from this development. Further information required.

Lighting – We would advise that artificial lighting is either prohibited or its use is conditioned.

Waste – The site should be regularly cleared and all waste suitably stored so as not to

cause odour or infestation. (Condition advised)

Recommendation

Environmental Health recommend refusal due to insufficient advice being provided to address concerns about the impact to the amenity of residents and village hall users/operators.

1. Lighting Condition

The artificial lighting incorporated into this site in connection to this application shall not increase the pre-existing illuminance or cause glare 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.

OR

No floodlighting or external lighting shall be installed on site.

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

2. Waste

Before the use hereby permitted begins, a written scheme for the collection of dog waste from the field, the containment and storage of the waste to prevent odour and infestation shall be submitted and approved in writing by the local planning authority. Such a scheme shall be implemented and maintained in accordance with the approval and not altered without the written permission of the local planning authority.

Reason: To protect the amenity of the locality and for people living and/or working nearby, in accordance with local planning policy

Informative/Other Matters

Please be aware that the responsibility for safe development and secure occupancy of the site rests with the developer.

- All lighting details should be provided with predicted LUX levels at the cartilage of the nearest residential receptors. This should be undertaken in line with the Institute of Lighting Engineers Guidance on intrusive lighting.

- The lighting scheme should comply with the Institution of Lighting Professionals Guidance Note for the reduction of obtrusive light 2011(or later versions). It should be designed so that it is the minimum needed for security and operational processes and be installed to minimise potential pollution caused by glare and spillage.

Illuminated area m ²	Zone E1	Zone E2	Zone E3	Zone E4
Up to 10.00	100	600	800	1000
Over 10.00	n/a	300	600	600

Environmental Zones			
Zone	Surrounding	Lighting Environment	Examples
E0	Protected	Dark	UNESCO Starlight Reserves, IDA Dark Sky Parks
E1	Natural	Intrinsically dark	National Parks, Areas of Outstanding Natural Beauty etc.
E2	Rural	Low district brightness	Village or relatively dark outer suburban locations
E3	Suburban	Medium district brightness	Small town centres or suburban locations
E4	Urban	High district brightness	Town/city centres with high levels of night-time activity

The guidance advises that, where an area to be lit lies on the boundary of two zones or can be observed from another zone, the limits used should be those applicable to the most rigorous zone.

- 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.

Regards,
Environmental Health