

Dealt with by: Environmental Health

Our Ref: smd/2024/0112

Direct Dial: (01538) 395400

Your Ref:

Email: n/a

Date: 9th May 2024

MEMORANDUM: PLANNING CONSULTATION
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LOCATION

**St Johns Church, Belle Vue Road, Leek, Staffordshire,
ST13 8EP**

PROPOSED DEVELOPMENT

**Change of use to E(g)(iii) joinery workshop / showroom
with ancillary store, office and welfare facilities**

Potential Areas Of Environmental Concern.

1. Construction Impacts (Condition Timings)
2. Artificial Lighting (Condition)
3. Operating Times (Condition Delivery and Operational)
4. Plant and Machinery (Insufficient Information)
5. Noise Breakout and Sound insulation (Insufficient Information)
6. Asbestos (Advisory)

General Comments

There is insufficient information provided to assess the noise impacts of this development on the significant number of residents in close vicinity. There is likely to be loud noise created in the premises i.e Mechanical saws, planers, hammering etc which can contain annoying type sounds. As the proposed use is wood working so there will be a requirement for an external sawdust extraction unit, these can emit loud levels of noise. Other external plant may be required e.g air con units. We do not know the level of sound reduction in the building currently so attenuation works maybe required to prevent noise breakout .

In order to properly asses this application it should be accompanied by a noise impact assessment conducted in compliance with British Standard BS8233: Sound insulation and noise reduction for buildings (Code of Practice), BS4142:2014+A1:2019 Methods for rating and assessing industrial or commercial sound and WHO Noise Guidelines. The assessment where appropriate should include mitigation.

Recommendation:

The Environmental Health Department recommend refusal due to insufficient information being provided to address the potential noise impact on residential amenity.

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 or conversion 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 the Professional Guidance on Planning and Noise (ProPG), British Standard BS8233: Sound insulation and noise reduction for buildings (Code of Practice), BS4142:2014+A1:2019 Methods for rating and assessing industrial or commercial sound and/or the Building Regulations 2010 Document E or other appropriate guidance
- 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.
- 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 should 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

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