

Dealt with by: Environmental Health

Our Ref: SMD/2024/0192

Direct Dial: (01538) 395400

Your Ref: smd/2024/0192

Email: EHealth.Consultation@highpeak.gov.uk

Date: 16th July 2024

MEMORANDUM: PLANNING CONSULTATION
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LOCATION

**7 Travis Way
Blythe Bridge**

PROPOSED DEVELOPMENT

Erection of an insulated single story timber building to be used for business purposes.

Potential Areas Of Environmental Concern.

1. Construction Impacts (condition)
2. Operational and Delivery Timings (Condition)
3. Plant and Machinery(Condition)
4. Lighting (Condition)
5. Commercial Waste (Condition)

General Comments:

Amenity: This appears to be a small scale low impact operation from an impact to amenity perspective. If permission is granted we would advise timings, customer numbers and noise impact levels are conditioned to protect neighbourhood amenity. The operation of the business should be restricted to this low level salon business, The unit should be suitably insulated and ventilated to protect the amenity of neighbours and ensure a good working environment is maintained.

Waste: The operator of the business should maintain a commercial waste contract and ensure all receipts and transfer notes are made available for inspection. Commercial waste should not be disposed of into the domestic waste stream. All bins should be kept sealed and emptied on a regular basis.

Recommendation:

The Environmental Health Department have no objections subject to the following conditions or similar being applied to any permission granted.

1. Construction & Demolition works: Time of operations

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.*

2. Artificial Lighting

Details of all artificial lighting to be installed under the permission shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. 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 (residential) when the light (s) is (are) in operation.

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

3. Plant and Machinery Noise

The machinery, plant or equipment including air conditioning or extraction fans installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that the noise generated by the operation of the machinery shall not increase the background noise levels during day time expressed as LA90 [1hour] (day time 07:00-23:00 hours) and/or (b) LA90 [15 mins] during night time (night time 23:00-07:00 hours) at any adjoining noise sensitive locations or premises in separate occupation above that prevailing when the machinery is not operating. Noise measurements for the purpose of this condition shall be pursuant to BS 4142:2014+A1:2019.

Reason:- *To safeguard the amenity of local residents and that of the surrounding area from noise disturbance.*

4. Operational Noise

Noise generated by the operations conducted within the commercial building by virtue of the granting of this shall not increase the background noise levels during day time expressed as LA90 [1hour] (day time 07:00-23:00 hours) and/or (b) LA90 [15 mins] during night time (night time 23:00-07:00 hours) at any adjoining noise sensitive locations or premises in separate occupation when measured in accordance with BS4142:2014+A1:2019.

Reason:- *To safeguard the amenity of local residents and that of the surrounding area from*

noise disturbance.

6. Operation/Delivery Times (Proposed)

No vehicles may arrive, depart, be loaded or unloaded within the general site except between the hours of 10.00 and 20.00 Mondays to Fridays and 10.00 and 13.00 hours on Saturday and at no time Sundays and Bank Holidays.

The premises shall not be used except between 10:00 hours and 20:00 hours Mondays to Friday, 10:00 and 13:00 Saturdays and at no time on Sundays and Bank Holidays without the agreement in writing of the Local Planning Authority.

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

7. Commercial Waste

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+A1:2019 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