

Dealt with by: Environmental Health

Our Ref: SMD/2024/0192

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Date: 19th August 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.

Nuisance: Please note - The granting of planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of part III of the Environmental Protection Act 1990 be received.

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

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 Saturdays 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 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>
- 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.

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- 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