

Dealt with by: Environmental Health

Our Ref: DET/2024/0009

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Date: 27th November 2024

MEMORANDUM: PLANNING CONSULTATION

LOCATION

**Tea Leys Farm Tea Leys
Lower Tea**

PROPOSED DEVELOPMENT

**Application to determine if prior approval is required
for the proposed demolition of redundant cattle shed**

Potential Areas of Environmental Concern.

1. Demolition Impacts (Condition)
2. Asbestos (Advisory/condition) – HSE Regulator
3. Building Control (s. 80 Demolition Notice Required)

General Comments

Asbestos: An asbestos survey (IASS pjoj. No. P-48641) has been submitted to address concerns re. the presence of asbestos in the farm buildings under application. Any demolition or refurbishment should be undertaken in consideration of the submitted asbestos survey including the 'caveat', a risk assessment should be carried out prior to the demolition/renovation 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/>

Construction impacts – the submitted Construction Environmental Management Plan is accepted and should be made a condition of development/demolition.

Recommendation and Conditions

The Environmental Health Department have no objection subject to the following conditions 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. Construction & Demolition: Construction Method Statement

The development including demolition hereby permitted shall take place in compliance with the approved until Construction Environmental Management Plan which has been submitted and approved by the Local Planning Authority.

Reason: *To protect the amenities of the area during construction*

3. Asbestos (condition/advisory)

The development hereby permitted shall not begin until a scheme and risk assessment to address the management and/or safe disposal of asbestos and asbestos-containing materials has been submitted to and approved in writing by the local planning authority. The scheme shall comply with the submitted asbestos survey and include details of measures to be adopted to protect human health and the preferred asbestos disposal route unless the local planning authority dispenses with any such requirement specifically in writing.

Reason: *To protect the health of site workers and future occupiers of the site, in accordance with local planning policy*

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 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
- 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 <https://www.london.gov.uk/programmes-strategies/planning/implementing-london-plan/london-plan-guidance-and-spgs/control-dust-and>

- Building Research Establishment Guidance Document 'Control of Dust from Construction and Demolition Activities' (BR456)

Regards,
Environmental Health