

Dealt with by: Environmental Health

Our Ref: SMD/2024/0427

Your Ref:

Date: 3rd January 2025

MEMORANDUM: PLANNING CONSULTATION

LOCATION	Bath House Basford Hall Road Basford Leek
PROPOSED DEVELOPMENT	Proposed swimming pool and associated landscaping; with alterations to existing drive and landscaping.

Potential Areas Of Environmental Concern.

1. Construction Impacts (Condition)
2. Plant and Machinery Noise (Condition)
3. Speaker/ Music Noise (Condition)
4. Lighting (Condition)
5. Unexpected contamination (Condition)
6. Swimming pool waste water: Consult EA, Staffs County and Wildlife Officer

General Comments

Amenity: The primary noise concern will be any plant or machinery required for the swimming pool e.g extraction units, heating systems. If these are appropriately selected installed and attenuated so as not to adversely impact pre-existing background noise levels which will be low in this area then no adverse impact is expected. As this is a holiday let it would be advised that any speakers installed or used externally should be played at levels which are inaudible at any noise sensitive receptors. The applicant has supplied the following information which has been addressed in a condition – *“The pumps and filtration make minimal noise and there is no local residential amenity that would be affected, the pump/filtration will be housed in a timber shed which further mitigates any external noise. We are happy for a condition stating that there are to be no outdoor speakers.”*

Any lighting installed should not cause increased luminance or glare at any nearby residential properties. (condition advised).

Drainage Officer Comments: (Date - 4/1/2025) Ref. New information - As there is no new known foul or waste drainage in association with the swimming pool or existing buildings such as septic tanks etc. We have no further comments from and Environmental Health point of view to make concerning drainage.

In addition and for your information we also have no details or plans on any existing waste

systems for the overhaul project or site in general that we can make any comments against.

From the information supplied it would appear that all waste water from the swimming pool will go into an holding tank of unknown size and location (above 3000 litres) for chemical break down and deterioration so that when it reaches an acceptable level (Chlorine below 0.1 ppm) it will be released into the environment via a soakaway of unknown size and location before reaching the brook. We have no expertise or knowledge of these types of systems and cannot comment on their effectiveness in removing risk of adverse impact to the local water environment, but from the information supplied it appears feasible. We do not have any locations or details of this system, soakaway, location, distance away from brook and any associated drainage etc.

We still recommend the Planning Officer contact the Environment Agency, the Staffordshire County Council Flood Management team and Wildlife Officer for their comments due to the concerns about impact to the local water environment. It may also be prudent that contact is made with Building Control as this proposed development might require approval under Building Regulations as it's a new build.

Previous Drainage Comments (Date - 27/11/24) - There are no drainage details or wastewater disposal procedures so cannot make a full comment. What happens to the wastewater? It cannot be discharged into the nearby brook as it will contain chemicals, either from the mains water or from additional chemicals used to maintain the water. At some point the water will require renewing. If the wastewater goes into the Local Water Utility (LWU) system (is there one in that area??) Have the LWU company been informed and do they have any comments etc. Do they have suitable local water treatment facilities and/or is there going to be an overload of the system when the water is being disposed of? I think the EA and the Staffs County Council will need to be consulted particularly concerning wildlife, if the water is to be disposed of within the brook, which I think will be unlikely.

Recommendation: Environmental Health recommend further consultation is made with the EA, Staffs County Council and the wildlife officer.

Proposed Conditions if permission is granted–

1. Construction and demolition works: Timings

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: Pollution Control

- I. Any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment. All

waste transfer records should be retained for inspection by officers of the Local Planning Authority;

- II. No activity hereby permitted shall cause dust to be emitted beyond the site boundary so as to adversely affect adjacent residential properties and/or other sensitive uses and/or the local environment. In the event dust is caused to escape the site boundary the activity shall be stopped until sufficient dust suppression has been undertaken to prevent further escape. There shall always be the appropriate means and sufficient water resources on site for dust suppression. These should be made available for inspection when required by officers of the Local Planning Authority

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

3. Lighting

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.

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

4. Plant and machinery Noise

(i) The machinery, plant or equipment including air conditioning units 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.

(ii) The details and location of any plant or machinery to be installed under this permission should be submitted to and approved of in writing by the Local Planning Authority and show compliance with the limits set out in section (i).

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

5. Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. Development should not commence further until an initial investigation and risk assessment has been completed in accordance with a scheme to be agreed by the Local Planning Authority to assess the nature and extent of any contamination on the site. If the initial site risk assessment indicates that potential risks exist to any identified receptors, development shall not commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment has been prepared, and is subject to the approval in writing of the local planning authority.

Following completion of measures identified in the approved remediation scheme and prior to bringing the development into first use, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the

Local Planning Authority.

Reason (common *To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.*

6. Amplified Sound

No music and/or any amplified sound used as part of this development shall be audible at the boundary of any (noise sensitive) (occupied) premises either attached to or in the vicinity of the premises to which this application refers.

Reason: *To protect the amenity of the locality, especially for people living and/or working nearby, 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.

- 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
- Any approved foul drainage system should meet the British Standard 6297:2007+A1:2008: Code of practice for the design and installation of drainage fields for use in wastewater treatment <http://www.bsigroup.com>
- 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)
- If required, Contamination risk assessments shall be carried out in accordance with UK policy the Land contamination risk management framework (LCRM), published by the Environment Agency <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>

- Submission of reports should also be made to the Environment Agency for comment with regard to their remit to protect ground and surface waters from pollution and their obligations relating to contaminated land.
- The Local Planning Authority will determine the acceptability of reports on the basis of the information made available to it. Please be aware that should a risk of harm from contamination remain post development, where the applicant had prior knowledge of the contamination, the applicant is likely to be liable under Part II (a) of the Environmental Protection Act 1990 and as such become an "appropriate person". In this event the applicant will be lawfully responsible to remove the risk posed by the contamination.
- Equally if during any site works a pathway for any contaminant on site is created and humans, waters, property or ecological systems are exposed to this, the applicant or those acting on behalf of the applicant will be liable under part II (a) of the Environmental Protection Act 1990 if the risks are not adequately addressed during the site redevelopment.
- During investigation and remediation works the applicant and those acting on behalf of the applicant must ensure that site workers, public property and the environment are protected against noise, dust, odour and fumes
- The applicant is advised that should there be a requirement as part of the Remediation Strategy to treat, reuse or remove contaminated material on the site, the Environment Agency must be consulted, as these activities may need to be licensed or permitted. Contaminated materials identified for removal off site must be disposed of in an appropriately licensed landfill site.
- Staffordshire Moorlands District Council is keen to liaise with all stakeholders involved in this application. As such, we recommend that a proposed scope of works is forwarded to the Environmental Protection Department and agreed in principle prior to site investigation works being undertaken. The Environmental Protection Department is also prepared to review draft copies of reports prior to final submission to the Planning Department in order to ensure that works undertaken are sufficient to discharge the contaminated land conditions.

Regards,

Environmental Health