

**INTERNAL CONSULTATION RESPONSE**

**Regulatory Services and Health**

Cheshire East Council

Tel: 0300 123 5015 / E-mail: environmentalprotection@cheshireeast.gov.uk

<b>SITE LOCATION</b>	Nantwich Civic Hall, Market Street, Nantwich, Cheshire, CW5 5DG
<b>APPLICATION No.:</b>	<b>19/5836N</b>
<b>PROPOSAL:</b>	Ground floor rear extension
<b>TO:</b>	Cheshire East Planning
<b>PLANNING OFFICER:</b>	Chris Grimes
<b>DATE:</b>	29/01/20
<b>OUR REF:</b>	065388

Regulatory Services and Health has considered this application and would make the following comments with regards to **AMENITY, AIR QUALITY** and **CONTAMINATED LAND**. The recommendations are intended to provide sufficient information to guide planning officers to adequately word conditions. Where the planning officer considers that the recommendations should be substantially altered, or not included in the decision notice, it is requested that he/she discusses the matter with the relevant officer in this Service.

**AMENITY COMMENTS**

**Mark Vyse**

**Tel: 07943 811185**

***ENVIRONMENTAL HEALTH INFORMATIVES***

**Informative comments are designed to assist developers in the prevention, minimisation and control of noise and dust arising from the construction phases of the development for the purpose of protecting the residential amenity of occupiers of nearby dwellings. The Environmental Health team would appreciate contact from developers prior to the commencement of development as regards the following:**

**CONSTRUCTION WORKS: DAYS / HOURS OF OPERATION – Noise Generative Works**

Under the Control of Pollution Act 1974, Environmental Health recommend that the hours of noise generative\* demolition / groundworks / construction works taking place during the development (and associated deliveries to and from the site) are restricted to:

Monday – Friday	08:00 to 18:00 hrs
Saturday	09:00 to 14:00 hrs
Sundays and Public Holidays	Nil

Noise generative\* works outside of these hours may result in action by the Environmental Protection Team to serve a legal notice on the property or construction site under the Control of Pollution Act 1974.

\*"Noise Generative" is defined as any works of a construction / demolition nature (including ancillary works such as deliveries) which are likely to generate noise beyond the boundary of the

site.

### **PILE FOUNDATIONS**

Piling work shall be undertaken using a system which will cause the least possible degree of noise and vibration in the locality - given the ground conditions – as a means to minimise the impact of noise and vibration to the occupiers of nearby dwellings. It is recommended that nearby residents and the Regulatory & Health Services are provided with the following information :-

1. Commencement date of the piling work
2. Days / hours of work
3. Duration of the pile driving operations ( i.e. the expected completion date)
4. Full contact details of a responsible person (e.g. site manager / office) who could be contacted in the event of a complaint.

Due to the known degree of disturbance from piling work, the following working times are recommended as a measure to minimise the noise and disturbance during more sensitive hours.

Monday – Friday	09:00 – 17:30 hrs
Saturday	09:00 – 13:00 hrs
Sunday and Public Holidays	Nil

### **SITE SPECIFIC DUST MANAGEMENT PLAN (DMP)**

In order to minimise dust emissions arising during the development, including: site preparations / demolition/ construction activities at the site.

A copy of a 'site specific DMP' shall be retained at the development site; and made available for inspection upon request by Cheshire East Borough Council Officers.

The site specific DMP shall identify the fugitive dust sources at the development site and describe in detail the dust mitigation measures to be employed.

The DMP shall include details:

- of all dust suppression measures
- the methods to monitor emissions of dust arising for the duration of the project

The demolition / construction phase of the development, shall be completed in full compliance with the site specific DMP.

The dust suppression measures shall be maintained and fully operational for the duration of the demolition / construction phase of the development.

The Dust Management Plan shall contain the records of inspections and visual assessments.

Records shall be:

- kept on site **and**
- made available for examination upon request by a Cheshire East Borough Council Officer.

Where visible airborne emissions are brought to the attention of the contractor by:

- pro-active dust monitoring of the site or
- upon receipt of a dust complaint from a member of the public

The contractor shall:

- identify the cause and extent of the dust emission
- detail the remedial dust corrective course of action
- inform Cheshire East Borough Council, Environmental Protection Department of the corrective action and proposed monitoring to assess compliance and prevent a recurrence. For this purpose contact:

Ø 0300 123 5015

Ø [environmentalprotection@cheshireeast.gov.uk](mailto:environmentalprotection@cheshireeast.gov.uk)

- Any corrective action shall be recorded in the site log/ DMP retained on site.

### **FLOOR FLOATING (POLISHING OF LARGE SURFACE, WET CONCRETE FLOORS)**

If floor floating is to be undertaken, the applicant is requested to inform the Regulatory & Health Service of the following – prior to the commencement of the work:

1. Details of the work required
2. Days / hours of work proposed
3. Duration of the floor floating operations (expected start date and completion date)
4. Details of which nearby properties are likely to be impacted.
5. Details of a communication plan for notifying those properties.
6. Details of a responsible person (e.g. site manager / office) who could be contacted in the event of complaint

---

### **AIR QUALITY COMMENTS**

**Martin Brown**

**Tel: 07717 356687**

**Dr. Adobi Okam**

**Tel: 07773 587961**

**Niall Martin**

**Tel: 07970 830623**

---

No Comments

---

### **CONTAMINATED LAND COMMENTS**

**Rebekah Norbury**

**Tel: 07805 694792**

---

The Contaminated Land team has no objection to the above application subject to the following comments with regard to contaminated land:

Should any adverse ground conditions be encountered during excavation works, all work in that area should cease and this section be contacted for advice.

#### **INFORMATIVE NCLC1**

-The applicant is advised that they have a duty to adhere to the regulations of Part 2A of the Environmental Protection Act 1990, the National Planning Policy Framework 2018 and the current Building Control Regulations with regards to contaminated land. If any unforeseen contamination is encountered during the development, the Local Planning Authority (LPA) should be informed immediately. Any investigation / remedial / protective works carried out in relation to this application shall be carried out to agreed timescales and approved by the LPA in writing. Furthermore, any soil or soil forming materials to be brought to site for use in garden areas or soft landscaping should be tested for contamination and suitability for use prior to importation to site. The responsibility to ensure the safe development of land affected by contamination rests primarily with the developer.

This section has used all reasonable endeavours to recommend the most appropriate measures regarding potential contamination risks. However, this recommendation should not be taken to imply that the land is safe or otherwise suitable for this or any other development.

-----

If you have any queries, please contact the relevant Officer.