

From: Environmental Health
Sent: 30 June 2025 15:51
To: Development Control
Cc: Christie Burns
Subject: PLANNING APP 4/25/2200/0F1 - LAND TO REAR OF HUNTER RISE, BECKERMET

Proposed erection of nine detached dwellings

Thank you for the above planning consultation.

Environmental Health accepts the Noise Impact Assessment submitted as part of the application and agrees with its conclusion that “noise does not represent a material constraint to the granting of planning permission.”

Any short-term noise from construction-related activities can be mitigated by the imposition of standard construction hours, and a Construction Environmental Management Plan that would also address potential temporary impact on amenity during site works.

Likewise, the conclusions and recommendations set out in the Preliminary (Geo Environmental) Risk Assessment.

The site is not shown as being potentially contaminated, as determined by Part 2A Environmental Protection Act 1990, on Council mapping and there is no past industrial use indicated on historical OS maps.

Environmental Health are satisfied that the two PRA reports may be conditioned as approved documents.

The principles of the Preliminary Drainage Strategy are also acceptable, though any finer details are the domain of other agencies to comment further upon.

As such, Environmental Health does not object to this development and suggests the following conditions are applied to any planning approval:

- Site specific Construction Environmental Management Plan

No development shall take place until a site specific Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust, any works site lighting and procedures for dealing with complaints and liaison with residents and the Council.

Reason: In the interests of the amenities of surrounding occupiers during the construction of the development.

- Noise from Construction Works

Following approval of the development, construction activities that are audible at the site boundary shall be carried out only between the following hours: Monday to Friday 08.00 – 18.00 and Saturday 08.00 – 13.00 and at no time on Sunday or Bank Holiday.

Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted construction working hours.

Reason: In the interests of the amenities of surrounding occupiers during the construction of the development.

Regards

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