

MEMO

FROM: Environmental Health Manager

TO: Planner Development Manager

FAO: Ms E Grant

OUR REF: WK/000147902

YOUR REF: 22/00863/FUL

DATE: 27 July 2022

SUBJECT: Demolition of an Existing Derelict Bungalow and erection of a Detached House and Garages with new vehicular access

LOCATION: Land Including Littlewood House, Wheatley Road, Sturton Le Steeple, Nottinghamshire

The Environmental Health team would like to make the following observations/comments.

To discuss any of these comments please ring 01909 533533 and ask for the relevant officer.

	Comments	Officer
Extraction/ Ventilation:-	Small extract ventilation systems, from kitchens and bathrooms would be expected in this type of domestic development, but their small scale is unlikely to give rise to any nuisance.	Neighbourhood EHO/TO
Noise:-	<p>The residential nature of this development is unlikely to raise any major issues with respect to noise once building work is complete. It is a replacement of an existing dwelling. Any noise arising could be effectively controlled under Statutory Nuisance provisions.</p> <p>The demolition/building process itself could give rise to a nuisance to nearby residents - although this would be temporary. In order to minimise the disturbance from construction work, it may be appropriate to apply a Condition requiring that construction work and ancillary operations which are audible at the site boundary, including deliveries to and removal of plant, equipment, machinery and waste from the site shall be carried out only between the following hours: 08 00 Hours and 18 00 Hours on Mondays to Fridays and 08 00 and 13 00 Hours on Saturdays and; at no time on Sundays and Bank Holidays.</p>	Neighbourhood EHO/TO
Lighting:-	Light nuisance from this development is possible (e.g. badly placed security lights), but could be adequately controlled under Statutory Nuisance provisions.	Neighbourhood EHO/TO
General Nuisance:-	Due to the proximity of neighbouring residents, the burning of any waste on site arising from the demolition of the existing property, or the new development, is likely to give rise to a statutory smoke nuisance.	Neighbourhood EHO/TO

	<p>I would, therefore recommend a condition that, irrespective of any exemption from the Environment Agency permitting the burning of waste, all waste arising from the demolition and building process is removed from site for proper disposal and is not burned on site.</p>	
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Environmental Health Services