

Consultee Comments for Planning Application 17239/23

Application Summary

Application Number: 17239/23

Address: 172 Tonge Moor Road Bolton BL2 2HN

Proposal: CONVERSION OF EXISTING DWELLINGHOUSE INTO AN 8 NO. BEDROOMED HOUSE OF MULTIPLE OCCUPANCY (HMO) (SUI GENERIS) TOGETHER WITH THE ERECTION OF A TWO STOREY REAR EXTENSION, LOFT CONVERSION, ROOF LIGHTS AND REAR DORMER EXTENSION.

Case Officer: Planning Control

Consultee Details

Name: Environmental Health

Address: Mayor Street Depot, Ellesmere Street, Bolton BL3 5DT

Email: Not Available

On Behalf Of: Pollution Control

Comments

Thank you for consulting me regarding this application.

I have no objection to this application in principle however if you are minded to approve this application, I would recommend the inclusion of the following condition: -

Sound insulation and noise reduction

Before the commencement of the use hereby permitted, a scheme showing the layout/sound insulation that will protect the future residents from internally generated noise, shall be submitted and approved by the LPA for approval. The scheme should adhere to the guidance provided in the British Standard Code of Practice for sound insulation and noise reduction for buildings BS 8233: 2014.

Reason to minimise impact of noise disturbance on residential amenity of the area.

NOTE:

BS8233: 2014, paragraph 7.7.3.3 states: -

To minimize disturbance from internally generated noise:

- a) services should be kept away from bedrooms.
- b) special attention should be given when locating stairs next to noise-sensitive rooms, such as bedrooms, to prevent disturbance by footsteps.
- c) special attention should be given when locating bedrooms near the lift and circulation areas, with less sensitive rooms being used as buffers.

Compatibility between rooms of adjacent dwellings can be assisted by handing and stacking identical dwelling plans.

Where it is necessary to locate bedrooms adjacent to stairs (other than stairs used for fire escape) or lifts, precautions should be taken where practical to minimize noise transfer.

Further guidance is also found in BRE and CIRIA document Sound Control for homes (1993), page 25.

Planning Code: None NP16 - Acoustically insulate floor(s)/ceiling(s) (New build Sec 5 Existing Sec 4)

No development shall take place unless and until a scheme to acoustically insulate the floor(s)/ceiling(s) between ground floor and first floor and first floor and loft conversion in line with guidance in Section 5 of Building Regulations 2014, Approved Document E, has been submitted to and approved by the Local Planning Authority. Such works that form the approved scheme shall be completed before the commencement of the use and retained thereafter.

Reason To minimise impact of noise disturbance on the residential amenity of the area.

THE ADJACENT PROPERTY WALLS AT 170 & 174

Planning Code: NP05 externally generated noise

Before the development hereby approved commences a scheme which specifies the provision to be made to protect future occupants against externally generated noise shall be submitted to and approved by the LPA. Such details as approved shall be implemented in full before the development is first brought into use and retained thereafter.

Reason To minimise impact of noise disturbance on the residential amenity of the area.

ED19 External lighting/floodlighting

Before the development hereby approved is commenced/first brought into use [delete as appropriate] a scheme shall be submitted to and approved in writing with the Local Planning Authority for external lighting/floodlighting. The lighting shall be designed to an illumination value of no more than 5 lux at the nearest residential property. The beam angle of any lights directed towards any potential observer should be kept below 70 degrees. Spill shields should also be fitted (if necessary). The approved scheme shall be implemented in full before the development is first brought into use and retained thereafter.

Reason: To safeguard the character and appearance of the locality and to prevent light pollution and in order to comply with policy CG4 of Bolton's Core Strategy.

