

Consultee Comments for Planning Application 17483/24

Application Summary

Application Number: 17483/24

Address: 9A Belmont Road Bolton BL1 7AF

Proposal: CHANGE OF USE FROM A DOG GROOMING PARLOUR AND STORAGE BUILDING INTO A DWELLINGHOUSE TOGETHER WITH ASSOCIATED EXTERNAL ALTERATIONS.

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 conditions: -

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.

AM06 Sound insulation

The building envelope (floor, ceilings and walls) of the proposed dwelling house shall be constructed to provide sound attenuation against external noise, not less than [10] dB (A), with windows shut and other means of ventilation provided. Details of the acoustic insulation shall be submitted to and approved in writing by the Local Planning Authority prior to development first commencing.

Reason: To safeguard the living conditions of occupiers from noise pollution.

ALTERNATIVE CONDITION WHEN NO SPECIFIC dB IS REQUIRED (sound insulation):

The building envelope (floor, ceilings, walls and windows) of the development hereby approved shall be constructed so as to provide sound attenuation as laid down in BS8233:2014, LAeq/T living rooms 35dB, dining rooms 40dB and bedrooms 30dB (nighttime) with windows shut and other means of ventilation provided if necessary. Details of the acoustic insulation shall be submitted to and approved in writing by the Local Planning Authority prior to development first commencing. The approved scheme shall be implemented in full before the first occupation and retained thereafter.

Reason: To safeguard the living conditions of occupiers from noise pollution in order to comply with Bolton's Core Strategy policy CG4

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.