

Consultee Comments for Planning Application 17580/24

Application Summary

Application Number: 17580/24

Address: 165 Tonge Moor Road Bolton BL2 2HR

Proposal: CHANGE OF USE FROM A 6 NO. BEDROOM HOUSE OF MULTIPLE OCCUPANCY (HMO) (USE CLASS C4) INTO A 7 NO. BEDROOM HOUSE OF MULTIPLE OCCUPANCY (HMO) (SUI GENERIS)

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. The addition of one bedroom in the basement is the only addition to this HMO 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.

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 basement 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.

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.