**Substantive response of Blaby District Council’s Environmental Services Department**

Response provided under the delegated authority of the Environmental Services Manager

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| **Application Details:**  24/0163/HH  Single storey front, side and rear extensions (including demolition of  existing rear garage). | | **Site Address:**  5 Shelley Road, Enderby, Leicester | |
| **Planning Officer:**  Jill Sampson | | **Environmental Services Officer:**  Shona Chapple | |
| **Date received:**  27th February 2024 | | **Date of submission of response:**  5th March 2024 | |
| Advice provided | | | |
| **Further information is needed before determination**  **X** | **No objection**    **X** | **No objections subject to the imposition of conditions**   |  | | --- | |  | | **Objection**   |  | | --- | |  | |

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| **Observations and reasons for advice:** |
| **Air Quality –  N/A**  NA |
| **Land Contamination -**  **Observations and reasons for advice:**  This application site is within 250 metres of a suspected historic landfill site, and therefore there is a risk of migrating landfill gases affecting the proposed scheme.  I advise that the applicant should satisfy themselves that the risk of migrating landfill gases is dealt with. To this end, I recommend that the following requirement is attached to any consent granted:   * Standard note to applicant Z02, relating to landfill gases   List of additional information required:  None Required.  Recommended conditions and reasons:  NA  Reason (s) for objection, including reference to planning policy:  NA |
| **Flooding -**  NA |
| **Drainage –  N/A**  NA |
| **Odour -  N/A**  NA |
| **Noise and Disturbance -**  **Observations and reasons for advice:**  The application lists the demolition of the existing rear Garage.  The applicant should take all relevant precautions to minimise the potential for disturbance to the occupiers of neighbouring properties in terms of noise and dust during the demolition and construction phases of the development.  This should include not working outside regular daytime hours, the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works.  List of additional information required:  None required  Recommended conditions and reasons:  NA  Reason (s) for objection, including reference to planning policy:  NA |
| **Lighting -  N/A**  NA |
| **Impact of Construction -  N/A**  **Observations and reasons for advice:**  The application site for demolition is within close proximity to residential properties, and therefore there is a potential risk of noise, vibration, and dust from the demolition operation to adversely affect the amenity of those properties.  List of additional information required:  Due to the close proximity of the proposed demolition to existing buildings, I recommend that a Demolition Method Statement is submitted to and approved in writing by the Local Planning Authority prior to any works taking place. The document should include proposed hours of site work and controls on noise, vibration and dust.  The approved Statement should be adhered to throughout the demolition phase. The applicant may choose to submit the Demolition Statement prior to Determination of the application. Otherwise, I recommend that a suitably worded condition is attached to any planning permission granted.  Recommended conditions and reasons:  Please see above.  Reason (s) for objection, including reference to planning policy:  NA |
| **Waste Storage and Handling -  N/A**  NA |
| **Caravan Site -  N/A**  NA |
| **Other** |
| Note to Applicant |
| I recommend that the following requirement is attached to any consent granted:   * Standard note to applicant Z02, relating to landfill gas. |
| It is recommended that the applicant seek appropriate advice from a competent person(s) to establish the presence of any asbestos materials. Should the presence of asbestos be confirmed, any demolition and disposal works should be carried out by an appropriately competent person.  All appropriate Health and Safety Legislation should be followed throughout the demolition process, including any appropriate permits where needed. |
| The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of part III of the Environmental Protection Act 1990 be received. The Council also has powers over construction and demolition sites, under the Control of Pollution Act 1974 (for noise and vibration), and the Leicestershire Act 1985 (for dust) For further information please contact the Environmental Health Team. |