

INTERNAL CONSULTATION RESPONSE

Regulatory Services and Health

Cheshire East Council

Tel: 0300 123 5015 / E-mail: environmentalprotection@cheshireeast.gov.uk

SITE LOCATION	The Mere Garage, Manchester Road, Marton, SK11 9HM
APPLICATION No.:	18/3211M
PROPOSAL:	Proposed replacement of vehicle showrooms/workshops/glazing company building with replacement car showroom/workshops and glazing company building, extension of car parking area, improvement of access arrangements and landscaping
TO:	Cheshire East Planning
PLANNING OFFICER:	Louise Dowd
DATE:	6 th August 2018

Regulatory Services and Health has considered this application and makes the following comments:

The following recommendations DO NOT constitute planning conditions, however they are intended to provide sufficient information to guide planning officers to adequately word conditions which are in compliance with para 206 of the NPPF.

Where a planning officer considers that the recommendations should be substantially altered, or not included in any final decision notice, it is strongly recommended that contact be made with the relevant officer in the team.

AMENITY & QUALITY OF LIFE COMMENTS

Sarah Allwood

Tel: 01270 686721

HOURS OF OPERATION

- There shall be no operations outside of the following hours:

Monday – Friday 08:00hrs to 18:00hrs

Saturday 09:00hrs to 13:00hrs

With no Sunday or Bank Holiday working

Reason: In accordance with paragraph 123 of the National Planning Policy Framework to avoid noise from giving rise to significant adverse impacts on health, quality of life and amenity.

INFORMATIVE

CONSTRUCTION HOURS OF OPERATION – Noise Generative Works

- The hours of noise generative* demolition / construction works taking place during the development (and associated deliveries to the site) are restricted to:

Monday – Friday	08:00 to 18:00 hrs
Saturday	09:00 to 14:00 hrs
Sundays and Public Holidays	Nil

Deviation from the above hours may be possible in exceptional circumstances with the written agreement of the Local Authority.

**For information, “Noise Generative” is defined as any works of a construction / demolition nature (including ancillary works such as deliveries) which are likely to generate noise beyond the boundary of the site.*

AIR QUALITY COMMENTS

Martin Brown

Tel: 01270 (6)86009

No Comments

CONTAMINATED LAND COMMENTS

Niall Martin

Tel: 01625 (3)83815

The Contaminated Land team has no objection to the above application subject to the following comments with regard to contaminated land:

- The application area has a history of garage use and therefore the land may be contaminated.

As such, and in accordance with the NPPF, this section recommends that the following conditions, reasons and notes be attached should planning permission be granted:

CONDITION

No development (other than agreed demolition and site clearance works) shall commence until:

- (a) A Phase I Preliminary Risk Assessment has been submitted to, and approved in writing by, the Local Planning Authority (LPA) AND if required:
- (b) A post demolition Phase II ground investigation and risk assessment has been completed. A Phase II report shall be submitted to, and approved in writing by, the LPA AND:
- (c) If Phase II ground investigations indicate that remediation is necessary, a Remediation Strategy shall be submitted to, and approved in writing, by the LPA.

The remedial scheme shall be carried out in accordance with the approved Remediation Strategy unless otherwise agreed in writing by the LPA.

CONDITION

A Verification Report prepared in accordance with the approved Remediation Strategy, shall be submitted to, and approved in writing by, the LPA, prior to the occupation of the development.

CONDITION

If, during the course of development, contamination not previously identified is found to be

present, no further works shall be undertaken in the affected area and the contamination shall be reported to the Local Planning Authority as soon as reasonably practicable (but within a maximum of 5 days from the find). Prior to further works being carried out in the identified area, a further assessment shall be made and appropriate remediation implemented in accordance with a scheme also agreed in writing by the Local Planning Authority. Prior to first occupation/use of the development, confirmation should be provided to the LPA that no such contamination was found, and if so what remedial measures were agreed and implemented.

REASON RCLC1

To ensure the development is suitable for its end use and the wider environment and does not create undue risks to site users or neighbours during the course of the development.

REASON RCLC2

Actual and/or potential contamination has been identified as the proposed development is located on land that may be contaminated.

REASON RCLC6

The actions are considered necessary as currently there is insufficient information available for the site.

INFORMATIVE NCLC1

- The applicant is advised that they have a duty to adhere to the regulations of Part 2A of the Environmental Protection Act 1990, the National Planning Policy Framework 2012 and the current Building Control Regulations with regards to contaminated land. The responsibility to ensure the safe development of land affected by contamination rests primarily with the developer.

This section has used all reasonable endeavours to recommend the most appropriate measures regarding potential contamination risks. However, this recommendation should not be taken to imply that the land is safe or otherwise suitable for this or any other development.

If you have any queries, please contact the relevant Officer.