

**TO: DEVELOPMENT MANAGEMENT- PLANNING AND
TRANSPORTATION
FROM: ENVIRONMENTAL HEALTH AND TRADING
STANDARDS**



APPLICATION DETAILS

219038 / 163156, 1639157, 1639158 and 163159

Land at the Brook Farm and at Volunteer Inn and surrounding land, Marden, Herefordshire, HR1 3ET
Susannah Burrage, Environmental Health Officer

I have received the above application on which I would be grateful for your advice.

The application form and plans for the above development can be viewed on the Internet within 5-7 working days using the following link: <http://www.herefordshire.gov.uk>

I would be grateful for your advice in respect of the following specific matters: -

<input type="checkbox"/>	Air Quality	<input type="checkbox"/>	Minerals and Waste
<input type="checkbox"/>	Contaminated Land	<input type="checkbox"/>	Petroleum/Explosives
<input type="checkbox"/>	Landfill	<input type="checkbox"/>	Gypsies and Travellers
<input type="checkbox"/>	Noise	<input type="checkbox"/>	Lighting
<input type="checkbox"/>	Other nuisances	<input type="checkbox"/>	Anti Social Behaviour
<input type="checkbox"/>	Licensing Issues	<input type="checkbox"/>	Water Supply
<input type="checkbox"/>	Industrial Pollution	<input type="checkbox"/>	Foul Drainage
<input type="checkbox"/>	Refuse	<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	

Please can you respond by ..

Comments

From a noise and nuisance perspective our department has no objections to this development.

However, to safeguard the amenity of neighbouring residents, I recommend a condition that prior to the commencement of any works should planning permission be granted which would require a detailed demolition and construction management plan to be submitted and approved in writing by the local authority.

Demolition and Construction Environmental Management Plan

A detailed Demolition and Construction Environmental Management Plan/Method Statement outlining controls and mitigation to minimise noise, vibration and dust. to contain the following:

The methods and materials to be used to ensure that the generation of noise is minimised;

Choice of plant and equipment to be used;

The use of prefabricated materials wherever possible;

Regarding optimum site layout, noise generating activities to be located away from sensitive receptors; and

Good housekeeping and management, to include.

- a) Review of plant and activities to ensure noise minimisation measures are in place and operating;
- b) Public relations, e.g. provision of telephone numbers for complaints, pre-warning of noisy activities including activities that might generate perceptible vibration, sensitive working hours;
- c) Controlling of site traffic and setting up of access routes away from sensitive receptors; and
- d) Provision of noise monitoring during activities likely to affect sensitive receptors;
- e) Dust minimisation plan in accordance with the Institute of Air Quality management's Guidance on the assessment of dust from demolition and construction 2014.

Hours of construction

A restriction on the hours of demolition, deliveries to and from site, construction and working on site such that all operations be restricted to 07:30 to 18:00 Mondays to Fridays and 08:00 to 13:00 on Saturdays

Informative

The new public house will require to be registered as a food business with the Commercial team of Environmental Health and Trading Standards and a licence obtained for the sale of alcohol from the Licensing team within that department also.

The housing team within Environmental Health and Trading Standards apply the Housing Act 2004 and licence houses in multiple occupation. Advice should be sought at an early stage as to whether the proposals comply with current guidance and standards.

Signed: Susannah Burrage

Date: 24 October 2016