

25 JUN 2013

**Memorandum FOR THE
ATTENTION OF**

To:	Planning	From:	Environmental Health
Officer:	Mark Baldry	Officer:	Gill Atkinson
Reference:	3/2013/0528	Extension No:	3214
Date:	25 June 2013		

Planning Application: 3/2013/0528

Location: Mitchell Street, Clitheroe, Lancs.

**Development: Proposed demolition of existing prefabricated garage and
construction of no2 dwellings etc**

Thank you for consulting us on the above application. Have reviewed the application details and have the following comments to make;

The development site is situated within close proximity to a day nursery and a number of residential dwellings. The proposed development has a potential to cause nuisance to local residents and the day nursery in respect of noise, grit and dust. The garage to be demolished is a prefabricated building and there is a potential risk of asbestos containing materials being exposed during the demolition. It is therefore recommended that the following conditions be attached to any approval granted:

1. Construction Method Statement

No development shall commence, including any works of demolition, until a construction method statement has been submitted to and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period and shall provide for:

- a. the parking of vehicles of site operatives and visitors
- b. loading and unloading of plant and materials
- c. storage of plant and materials used in constructing the development
- d. wheel washing facilities
- e. measures to control the emission of dust, dirt, noise, vibration and light during construction
- f. a scheme for recycling/disposing of waste resulting from demolition and construction works
- g. details of any piling.

2. Hours of construction/demolition

No demolition and/or construction works shall take place outside 08:00 hour to 18:00 Mondays to Fridays and 18:00 hours to 14:00 hours on Saturdays nor at any time on Sundays or Bank Holidays.

Reason: To ensure that the residential amenities that occupiers can reasonably expect to enjoy are adequately protected.

Regards

Gill Atkinson
Environmental Health Officer.