Environmental Protection Team

Comment Date: Tue 26 Aug 2025

25/01764/OUT|Outline planning application for the erection of up to 110 residential dwellings (including affordable housing), introduction of structural planting and landscaping, public open space, sustainable urban drainage system and associated works (all matters reserved except for access).(Full Flood Risk Assement available online)|Land At Greenlands Tattenhall Chester

Thank you for the consultation. This unit has reviewed the application and has the following comments to make.

Construction
The proposal is surrounded by residential dwellings to the Northeast, Northwest, & South. Therefore, the Construction stage will need to be appropriately managed to limit noise and dust, therefore this unit will recommend suitable conditions.

Air Quality
This unit has reviewed the air quality assessment submitted, by Wardell Armstrong (ref: GM13556-001-V0) which has assessed the air quality implications for the construction and operation phase of the proposed scheme. The operation phase assessment demonstrates that air quality concentrations will be below the air quality objectives/targets therefore this unit has no operational air quality concerns. The construction phase assessment demonstrates that dust will need to be appropriately managed via a suitably implemented dust management scheme, therefore this unit will recommend a suitable condition.

Noise
The noise assessment submitted, by Noise consultants (ref: 16018A-20-R01-02) demonstrated that noise levels across the site are low & negligible risk of adverse noise effects. The assessment does demonstrate that noise mitigation measures may need to be relied upon with houses facing Tattenhall Road, therefore this unit will recommend a suitable condition. The noise assessment has included noise monitoring by Greaves Farm and notes that the farm is not operation and therefore the introduction of noise sensitive receptors would not impact on the current farm's activities.

Recommended conditions:

EP CD01 Hours of construction / demolition No development, including demolition and/or construction works shall take place outside 08.00 hours to 18.00 hours Mondays to Fridays; 08.00 hours to 13.00 hours on Saturdays or at any time on Sundays or Bank Holidays.
Any variation to the hours of operation shall be submitted to and agreed in writing by the Local Planning Authority prior to any agreed change being implemented.
Reason - To ensure that the residential amenities that occupiers can reasonably expect to enjoy are adequately protected.

EPCD02 Construction Delivery Hours - No construction / demolition deliveries shall be taken at or despatched from the site outside 08.00 hours to 18.00 hours Mondays to Fridays; 08.00 hours to 13.00 hours on Saturdays or at any time on Sundays or Bank Holidays.

Any variation to the hours of operation shall be submitted to and agreed in writing by the Local Planning Authority prior to any agreed change being implemented.
Reason - To ensure that the residential amenities that occupiers can reasonably expect to enjoy are adequately protected.

EPCD03 Dust Control Scheme ' Before the commencement of development which, for the avoidance of doubt shall be taken to include any Demolition or Construction activity, a Dust Control Scheme shall be submitted to and approved in writing by the local planning authority. No demolition or construction shall take place except in complete accordance with the approved Scheme unless otherwise submitted to and agreed in writing with the Local Planning Authority.
Reason - To ensure that the residential amenities that occupiers can reasonably expect to enjoy are adequately protected.

EPCD04 Before the commencement of operations on site the location of the site office, construction compound, delivery area and car parking shall be submitted to and approved in writing by the local planning authority.
Reason - To ensure that the residential amenities that occupiers can reasonably expect to enjoy are adequately protected.

EPCD05 No operations requiring piling or subsurface vibration ground improvement techniques shall be carried out on the site unless, details of the work, monitoring and environmental controls proposed have been submitted to and agreed in writing by the Local Planning Authority. All such works to be undertaken in complete accordance with the agreed scheme unless otherwise submitted to and agreed in writing with the Local Planning Authority.
Reason - To ensure that the residential amenities that occupiers can reasonably expect to enjoy are adequately protected.

EPCD06 Use of generators on site within 50m of an existing residential property is prohibited without the written approval of the Local Planning Authority. Any request for approval must include the following details for the generator
i. proposed location,
ii. the proximity of existing residential receptors,
iii. the hours of use,
iv. the duration of use,
v. the sound power level,
vi. a qualitative noise assessment; and if appropriate
vii. proposed noise mitigation measures.
Reason - To ensure that the residential amenities that occupiers can reasonably expect to enjoy are adequately protected.

Noise Insulation Condition for Habitable Rooms ' Prior to the construction of the development a scheme of sound insulation shall be submitted to and approved by the Local Planning Authority. The scheme shall demonstrate that the following internal ambient noise levels in spaces when they are unoccupied, with a window partially open or otherwise adequate ventilation to meet the standards outlined in the Building Regulations, are met '

ii) Noise levels within habitable rooms during the day (0700-2300hrs) of 35dBLAeq,16hrs
iii) Noise levels within bedrooms during the night (2300-0700hrs) of 30dB(A)LAeq,8hrs and where individual noise events should not exceed 45dBLAmax.
iv) Noise levels within outdoor living areas (gardens etc.) during the daytime and evening (07.00 ' 23.00) should not exceed 50dBLAeq,16hrs.
v) Any variation to the agreed scheme shall be agreed in writing with the Local Planning Authority prior to any works being undertaken.
Reason - To ensure that the residential amenities that occupiers can reasonably expect to enjoy are adequately protected.

Noise insulation scheme validation ' The approved scheme shall be implemented and completed in full and a verification report submitted to the local planning authority for written approval before the building is first occupied shall be retained at all times thereafter.