

From:
To:
Cc: [Planning](#)
Subject: NYM/2024/0444 Land off Coronation Avenue, Hinderwell
Date: 15 July 2024 17:28:46

Hi Hilary,

This development site has no semi-natural habitat onsite, and tin roofed sheds are likely to be unsuitable for bat and protected bird species. A breeding bird informative should be included any consent. Reasonable enhancements for biodiversity should also be included in the proposed buildings, such as bat boxes, swift boxes etc., and secured as a condition of any consent. Any external lighting should be dark skies compliant.

Best wishes,

Zara Hanshaw ACIEEM
Ecologist
[\(she/her\)](#)

North York Moors National Park Authority
The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP

From:
To: [Planning](#)
Subject: Comments on NYM/2024/0444 - Case Officer Hilary Saunders - Received from Hinderwell Parish Council at c/o 5 High Street, Hinderwell, Saltburn, Cleveland, TS13 5JX,
Date: 15 July 2024 10:39:21

Comments made by Hinderwell Parish Council of c/o 5 High Street
Hinderwell
Saltburn
Cleveland
TS13 5JX

Preferred Method of Contact is: Email

Comment Type is No objection
Letter ID: 626877

From:
To: [Planning](#)
Subject: NYM/2024/0444 Land off Coronation Avenue, Hinderwell 24/01728/EHC100
Date: 03 July 2024 13:39:41

Good morning

The environmental protection unit have had a look at the above-mentioned planning application for the demolition of sheds and construction of five dwellings with associated parking, amenity spaces and road off existing access at Land off Coronation Avenue, Hinderwell. The following submitted documents have been reviewed:

1. Application form.pdf
2. Public - plans.pdf

This section recommends the following:

The development is located in an area with nearby sensitive receptors and in order to protect the amenity for these properties, I recommend that:

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.

Delivery Hours - No 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.

No information has been provided on the historic use of the proposed site and there is potential for land contamination on previously used land therefore, in order to assess and mitigate the risk of land contamination this unit recommends that:

No development shall take place until a site investigation of the nature and extent of contamination has been carried out in accordance with a methodology which shall be submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development begins. If any contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures before development begins.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and

ecological systems, and to ensure that the development can be carried out safely without unacceptable risks

The development is located in an area with nearby sensitive receptors and in order to protect the amenity for these properties, I recommend that:

The site is also located in close proximity to the A174 which may be a very busy road and this would result in noise from traffic emanating from the road. In order to protect the future occupants from the noise, this unit recommends that:

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 –

- i) Noise levels within habitable rooms during the day (0700-2300hrs) of 35dBLAeq,16hrs
- ii) Noise levels within bedrooms during the night (2300-0700hrs) of 30dB(A)LAeq,8hrs and where individual noise events should not exceed 45dBLAmax.
- iii) Noise levels within outdoor living areas (gardens etc.) during the daytime and evening (07.00 – 23.00) should not exceed 50dBLAeq,16hrs.
- iv) 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.

Plant / equipment - Prior to the installation of any plant / mechanical extraction for the proposed development a scheme to control noise from the premises shall be submitted to and approved in writing by the Local Planning Authority.

- i) The scheme shall ensure that the rating level of noise emitted from any plant associated with the proposed development shall be 5 dB(A) below the background noise level (as measured as an LA90) at any time as measured at the nearest noise sensitive receptor. The measurement and assessment shall be made in accordance with **BS 4142:2014+A1:2019 “Methods for rating and assessing industrial and commercial sound”**
- ii) The scheme shall be implemented in full prior to operation and retained thereafter; any variation to the agreed scheme shall be agreed in writing with the Local Planning Authority prior to any works being undertaken. All equipment shall be maintained according to manufacturers’ recommendations

Reason - To reduce an increase in background noise levels and to prevent a loss of amenity to the residential properties.

Regards

Don Fundira BSc (hons)
Environmental Health Officer

North Yorkshire Council
Environmental Health Services
Town Hall
St Nicholas Street
Scarborough
YO11 2HG

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From: Steve Reynolds
Sent: 27 June 2024 15:17
To: Planning
Subject: Land off Coronation Avenue, Hinderwell - demolition of sheds and construction of five dwellings etc. NYM/2024/0444

FAO Hilary Saunders

Land off Coronation Avenue, Hinderwell - demolition of sheds and construction of five dwellings etc. NYM/2024/0444

I refer to your e-mail of the 27th June 2024 in respect of the above application. I hereby confirm that I have no objections to the proposals on housing grounds.

Thanks

Steve

Steve Reynolds DipAc, DipEH, BSc, DMS, MSc(ENG), MCIEH, CEnvH, CMIWM
Housing Standards Team Leader

North Yorkshire Council
Housing Services
Town Hall
St Nicholas Street
Scarborough
YO12 2HG



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