

Application Ref: CC/CPT/52/22

Cedar Hall School, Hart Road, Thundersley, Benfleet, Essex, SS7 3UQ

Proposal: Construction of two-storey standalone teaching block, removal of existing temporary classrooms, extension to existing hard surface play area, and associated works.

I have reviewed the submitted documentation for the application and have the following comments:

The proposed site location is within the curtilage of the existing school site, Cedar Hall SEND School, Benfleet. Cedar Hall School is located to south of Radleigh and to the north of Hadleigh. Thundersley Primary School and Jotmans Hall Schools are located to the west and King John School and Westwood Academy are located to the south.

The Site is located in the vicinity of residential dwellings, interspersed by areas of grassed open space, to the north and west. There are further areas of grass open space to the south and east; however, it is prudent to note that there is a 'live' application for 44no residential units on land to the east of the Site.

The existing school building is a single storey standalone building, with access to the main reception via one of two car parks located to the front of the school. Playing fields and hard play areas are located towards the rear of the school site, the existing school building forms most of the secure line to the front of the site.

The scope of the project is to demolish the existing demountable buildings and remove them from the school premises. It is proposed that new fit for purpose teaching accommodation is provided as a replacement.

From a review of the submitted plans and elevations there should not be any noise and vibration effects from mechanical plant no further consideration for this is taken.

Given the location of the site which is close to sensitive receptors noise from the construction should be considered by the applicant to minimise environmental effects.

Part E of the 2003 Building Regulations now includes standards for school buildings, requiring the installation of sound absorbing materials to reduce reverberation of noise problems which can affect a child's ability to learn. The sound insulation of the building envelope has to comply with levels recommended by BB (Building Bulletin) 93. This is controlled by Building Control and the Schools Inspectorate.

The design proposals are reasonable in environmental health terms and therefore I do not have any objections to the application and recommend the following should you be mindful to grant the application.

Prior to commencement of the development hereby approved, a demolition method statement [and a construction management plan shall be submitted to and approved in writing by the Council. Details shall include control measures for dust, noise, vibration, lighting, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary to 07:00 – 19:00 Monday to Friday daily, 08:00 – 13:00 Saturdays. No works to be undertaken on Sundays or bank holidays, advance notification to neighbours and other interested parties of proposed works and public display of contact details including accessible phone contact to persons responsible for

the site works for the duration of the works. Approved details shall be implemented throughout the project period.

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise, vibration, dust, lighting or other emissions from the building site.

At least 21 days prior to the commencement of any site works, all occupiers surrounding the site should be notified in writing of the nature and duration of works to be undertaken. The name and contact details of a person responsible for the site works should be made available for enquiries and complaints for the entire duration of the works and updates of work should be provided regularly. Any complaints should be properly addressed as quickly as possible.

No waste materials should be burnt on site of the development hereby approved.