

From: Abbes Cadi-Tazi

Sent: Friday, October 18, 2024 10:26 AM

To: Richard Limbrick; Ewan Campbell; Planning

Subject: Objection to Proposed Construction of a construction at Hylda Court

Dear Sir/Madam,

I am writing to formally object to the proposed construction of an additional floor on top of Hylda Court. As a resident of this building, I have several concerns regarding the potential impact of this construction on the health and safety of myself, my family, and other residents. I am particularly concerned as the parent of a two-year-old child, who is highly vulnerable to the risks posed by prolonged construction activities. My objection is based on the following points:

1. Health and Safety Risks under the Construction (Design and Management) Regulations 2015 (CDM 2015)

The CDM 2015 regulations require construction projects to assess and mitigate risks to health and safety during all phases of construction. Given that this is an occupied residential building, adding a new floor introduces several significant risks, including:

- Dust Exposure: Construction dust, particularly from demolition and material handling, contains hazardous particles such as silica, which are known to cause serious respiratory issues. This is particularly dangerous for vulnerable individuals, including young children like my toddler, who are at a higher risk of developing respiratory complications.**
- Noise Pollution: The construction work will likely generate prolonged periods of loud noise, which can be harmful, particularly to children. This disrupts normal sleep patterns and can result in increased stress, both of which are critical health concerns for families residing in the building. Under the CDM regulations, contractors must implement effective controls to mitigate these risks**

[IET - Home](#)

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I request that the local authority require the developers to provide a comprehensive Health and Safety Plan to ensure that all potential hazards, including dust and noise, are mitigated in a manner that complies with CDM 2015.

2. Control of Pollution Act 1974 – Noise and Dust Control

Under the Control of Pollution Act 1974, the local authority has the power to impose limits on construction noise and dust. Section 61 of this Act allows the local authority to require detailed plans to minimize the impact of construction on local residents, particularly in terms of noise pollution.

As a resident with a young child, I request that prior consent for these works be denied or conditioned under Section 61, ensuring that:

- Strict limits on working hours are imposed to minimize disruption to residents.**
- Advanced noise suppression methods and dust control measures are employed to reduce the impact on the building's occupants**

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3. Environmental Protection Act 1990 (Section 79) – Statutory Nuisance

The Environmental Protection Act 1990 allows for action to be taken if a construction project results in a statutory nuisance, which includes excessive noise, dust, or emissions. Given that the proposed works would involve significant noise and dust generation over an extended period, the project is likely to cause substantial disruption to the peaceful enjoyment of our homes.

I request that the local authority assess whether the proposed construction might violate statutory nuisance provisions, and consider this as a basis for withholding or limiting permission for the project

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4. Potential Structural Concerns

Adding an additional floor to an existing building places significant additional load on the structure, which can raise serious safety concerns. I request that the local authority thoroughly assess the structural stability of Hylda Court to ensure that the proposed construction does not compromise the integrity of the building, particularly given that it is currently occupied by residents. Any risk to the building's structure could have catastrophic consequences for the safety of those living in the building.

5. Planning Permission and Quality of Life

The impact of construction on residents' quality of life must be considered as part of the planning process. This includes:

- Noise disruption that will affect residents' ability to work from home, sleep, and go about their daily lives in peace.**
- Dust accumulation, which could necessitate additional cleaning, increase health risks, and make the environment unpleasant for residents.**
- Reduced access to sunlight or outdoor space due to scaffolding and construction materials blocking windows or common areas.**

As a resident, I ask that the local authority take these factors into account when considering whether to grant planning permission for this project. The ongoing disruption could severely diminish the quality of life for those living in the building.

Conclusion

In light of the significant health and safety risks posed by the proposed construction project, especially concerning dust, noise, and potential structural hazards, I respectfully urge the local authority to reconsider granting permission for the additional floor at Hylda Court. At a minimum, I request that the project be subjected to strict conditions that mitigate the impact on residents, particularly families with young children.

Thank you for considering my concerns. I look forward to your response and would be grateful for an update on the actions taken in relation to this matter.

**Yours faithfully,
Abbes Cadi-Tazi**