

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/24/02436	Your Ref:	APP/24/0045
EH Case Officer Extn:	44 6666	Date:	04 September 2024
DC Case Officer:	Tina Pickup		
DC Case Officer Extn:	44 6461		
Application Number:	APP/24/0045		
Site Address:	Tileasy House, Waterberry Drive, Waterloo, PO7 7UW		
Proposed Development:	Site Address: Tileasy House, Waterberry Drive, Waterloo, PO7 7UW Proposed Development: Change of use from B2 General Industry to flexible employment use falling within use class E(g)(iii) Industrial Process, B2 General Industry and B8 Warehouse and Distribution with trade counter		

Observations / Comments:

I refer to the above application under the Town & Country Planning Acts passed to this Service for comment.

I have read the documentation provided by the applicant, and the response from the agent answering some of my earlier queries, and can comment as follows:

Whilst I understand that there are no planning restrictions related to times of usage for this particular site, I have concerns related to the generation of noise on this site, especially since the proposed operation will be over 24 hour periods. It has not been demonstrated in the submissions and responses to date, that there will be no noise impact on nearest residential receptors, especially in the early morning hours, when background noise levels are predictably at their lowest level. It is questionable whether this site could be operated 24-hours day without having any impact on residential neighbours, and I cannot see that any consideration has been given to what the cumulative noise impact would be from all noise sources, when the site is in full operation.

From what is understood at present, delivery / collection vehicles will be loaded / unloaded by use of forklift trucks. Therefore, reversing alarms on heavy goods vehicles / lorries and the like, and similarly on the forklift trucks, are a noise source. Included with FLT usage is noise from the forks when the trucks are used on a rough surface, other associated impact noises, use of metal cages and so forth.

Furthermore, in regard to the air conditioning units situated along the rear of this building, there is no clarity that these units were ever used on a 24 hour basis and could potentially have an impact on the nearest residential receptors, especially during the warmer summer months.

An acoustic assessment should be carried out by a suitably qualified acoustic consultant / engineer in accordance with BS 4142:2014+A1:2019 Methods for rating and assessing industrial and commercial sound. Background levels shall be established at nearest residential receptors, especially during the period 23:00 to 07:00. LAFmax occurrences, especially during the night time period, must also be considered and factored in to any proposed mitigation measures.

The typical and worst case scenarios should be considered and where mitigation measures are required these should be clearly stated and supported by calculations. Equally the prediction of noise levels at the nearest noise sensitive facades should be supported by calculations and included in the report.

As there has been no adequate acoustic submitted with this application, I would recommend refusal of this application at this time.

The above comments shall in no way prejudice any response / comments that may be or have been, submitted by Jonathan Driver, Environmental Control officer, Environmental Health.

A handwritten signature in black ink, appearing to read 'Mark Moss', written over a horizontal line.

Mark Moss
Regulatory Officer
Environmental Health