

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/23/03065	Your Ref:	APP/23/00486
EH Case Officer Extn:	397	Date:	11 January 2024
DC Case Officer:	Ms Lesley Wells		
DC Case Officer Extn:	4 223		
Application Number:	APP/23/00486		
Site Address:	Furniss Business Centre, Furniss Way, Hayling Island		
Proposed Development:	Extension of existing business centre to provide 2 additional units (243sqm in total) plus amended parking layout and cycle parking.		

Observations / Comments:

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

I have read the additional documentation of a noise impact assessment provided by the applicant, and can comment as follows:

This office has no objection in principle to this application. The application notes that the Planning Class usage proposed will be Class E Light Industrial. Class E can potentially encompass a number of other uses which previously fell under different class usages, so could potentially include external air moving plant such as airconditioners, extractor systems, fans and so forth, plus any internal operational machinery and equipment.

The noise assessment now provided, indicates that

11.3 Plant noise limits have been given such the rating level at the nearest residential façades will be no higher than the existing background sound level during the day and the specific noise level will be no higher 30dBA at night at the same locations.

11.4 Noise breakout from activities within the new units will be below the level at which a low impact is expected, as assessed using the methodology in BS 4142:2014+A1:2019. Noise levels in the gardens due to noise breakout will be below the No Observed Adverse Effect Level described in PPG Noise.

11.5 Noise from deliveries is predicted to have no worse than a negligible impact at the nearest noise-sensitive receptors.

Furthermore, due to the close proximity of residential receptors, if approved, any excavation, construction works associated with the erection of the units must have a Construction Environmental Management Plan submitted for approval prior to these works commencing.

If this application is to be viewed favourably by the Planning authority, I would ask that the following conditions be included with any decision notice:

Condition 1: Noise from plant and equipment & operational noise

Each business unit shall provide an acoustic assessment to show that the rating level of any plant, equipment & / or operational noise, as part of their unit, will meet or be lower than the rating levels as calculated in the NSL Noise assessment report dated 14 November 2023, which must be submitted to and approved in writing by the Local Planning Authority. The assessment should be carried out by a suitably qualified acoustic consultant / engineer and be in accordance with BS4142: 2014 Methods for rating and assessing industrial and commercial sound. Background levels have been established at nearest residential receptors.

Reason: In order to safeguard the amenities of adjoining residential occupiers.

Condition 2: External lighting

No floodlighting or other form of external lighting scheme shall be installed unless it has been approved by the Local Planning Authority. Such details shall include, Location, height, type and direction of light intensity of illumination. Any lighting scheme agreed in writing by the Local Planning Authority shall not thereafter be altered without prior consent other than for routine maintenance, which does not change its details.

Reason: To protect the occupants of nearby residential properties from light disturbance / nuisance.

Condition 3: Construction Environmental Management Plan:

No development shall take place, until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for but not be limited to:

- a. no works or ancillary operations associated with the above phases at the development, which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times: Monday to Friday: 8.00 – 18.00 and Saturday: 8:00 – 13.00;
- b. Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.
- c. No bonfires to take place on this site, during any phase of the operation;
- d. Control measures for dust and other air-borne pollutants. It should advise as to what measures are to be put in place for the control of any dust that might emanate from the development. Furthermore the methods of dust control should be in accordance with the guidance as laid out in the BRE Report 456 - Control of Dust from Construction and Demolition activities.

It should also be noted that besides the keeping of haul roads damp during dry weather conditions, any areas where tracked excavators, dozers and the like are working, are also be kept damp at all times.;

- e. Procedures for emergency deviation of the agreed working hours.
- f. Details of measures to be employed to control the emission of noise during the above phases to be provided. BS5228:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites – Part 1: Noise, and Part 2: Vibration (BSI, 2014v) provide guidance on the requirements and indicative noise and vibration levels and criteria.

- g. Measures for controlling the use of site lighting whether required for safe working or for security purposes to ensure no impact on neighbouring properties.
- h. Procedures for maintaining good public relations including complaint management, public consultation and liaison

Reason: To protect the amenities of nearby residential premises during the ground works/ construction phase of the development

Condition 4: Piling

If any piling is envisaged for this site during ground works /construction phase, full details must be submitted to the Local Planning Authority, with regard to the proposed method/s to be employed, and the probable duration of these operations, prior to the ground works starting. The least intrusive noise and vibration method of piling shall be employed at this site. This should be accompanied by a justification as to the reasons why a particular piling method has been chosen , and additionally the proposed mitigation methods to be employed,

Reason: To ensure minimal impact on nearby residential receptors.

Please do not hesitate to contact me if you wish to discuss any of the above matters raised or would like further explanation.

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', with a large, sweeping initial 'M' and a trailing flourish.

Mark Moss
Regulatory Officer
Environmental Health