

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/24/02683	Your Ref:	APP/24/00606
EH Case Officer Extn:	44 6666	Date:	28 November 2024
DC Case Officer:	Kayleigh Taylor		
DC Case Officer Extn:	3744		
Application Number:	APP/24/00606		
Site Address:	8 Downley Road, Havant, PO9 2JD		
Proposed Development:	Site Address: 8 Downley Road, Havant, PO9 2JD Proposed Development: Demolition of existing buildings and redevelopment of the industrial site comprising of a single industrial building, split into three units having a flexible set of mixed industrial uses. This includes use classes E(g) (iii), B2 and B8 along with ancillary offices, car parking, yard areas, soft landscaping and associated infrastructure.		

Observations / Comments:

This office has no objection in principle to the redevelopment of the above site for mixed industrial uses including E(g) (iii), B2 & B8

CMP:

It is noted that the Construction Management Plan (CMP) submitted for the groundworks and construction phases of the development appears to be the same as that submitted for the demolition phase.

Clarity needs to be sought then, to confirm that Metro Deconstruction Services Limited will be the principal contractor involved in the groundworks and construction phases, and the same personnel as listed for contact, will be the correct people to contact if necessary, during these phases. If this is not the case, I would recommend that the CMP be updated to include the relevant principal contractor during these phases and the contactable personnel & their contact details.

Noise:

The Noise impact assessment Rev01, dated 3 July 2024, carried out by Hoare Lea Acoustics for Canmoor Developmenst Ltd, has reference.

In conclusion the report states:

6. Conclusion. Assessment carried out for this report indicates that the noise climate in the vicinity of the proposed development site is mostly attributable to road traffic noise in the local area. Assessment of activity noise levels in accordance with BS 4142 indicates that noise from the proposed development would achieve a condition of 'low impact' at the nearest existing residential properties at all times and would be unlikely to give rise to noise disturbance, if consideration for a building envelope of minimum

sound insulation performance Rw 33 is incorporated into the design. In accordance with the guidance provided in BS 4142:2014 with consideration for BREEAM POL05, all plant noise associated with the development shall be controlled to ensure that the overall sound pressure level at 1m from the façade of the nearest noise sensitive premises does not exceed LAeq 29 dB during the daytime (07:00 to 23:00 hrs) and LAeq 23 dB during the night (23:00 to 07:00 hrs).

The assessment as carried out, indicates that a sound insulation performance of Rw 33 dB for the building envelope is required to ensure that a condition of low impact at all times at nearest residential receptors is achieved. There is obvious potential for one or more of these units to be in operation 24 hours per day.

The report further intimates that operational noise from HGV movements and alarms as measured using a BS4142 assessment, should be of a low impact at the nearest residential properties at all times.

However, as any internal or external plant is an unknown entity at this time, once each unit occupant establishes their plant needs, they would need to ensure that they comply with the levels established in the above noise assessment using BS4142:2014. It should also be a consideration that no air moving plant be erected along the eastern façade i.e. adjacent the railway line.

I expect any such plant especially external, would require Planning approval. This may also require a noise assessment for each unit's requirements.

Foundations:

The TRC Geo-environmental & Geotechnical site assessment dated July 2024, under paragraph 6.3, advises that shallow pad or strip foundations founded in the current soils will be appropriate to support the proposed buildings. However, should piling become a consideration, I will recommend a condition dealing with this possibility.

Lighting:

It would appear from the submitted lighting assessment, that there should be limited, if any, impact on neighbouring properties. However, the external lighting layout drawing as supplied by Engineering Services Consultancy Ltd advises the drawing is for information only. Therefore I will require a condition to cover this aspect.

If this development were to be approved, I would ask that the following conditions be applied to the decision notice:

Condition 1: Noise from plant and equipment

Each industrial unit shall provide an acoustic assessment to show that the rating level of any plant and equipment, as part of their unit, will meet the 'Noise Rating Level at nearest dwelling LAeq' as stipulated in the Hoare Lea Noise impact assessment Rev01 date July 2024 under Table 7 (A further correction would be applicable if the plant contains distinguishing features, as per BS4142:2014 guidance), which must be submitted to and approved in writing by the Local Planning Authority. The assessment must 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 already been established in the aforementioned assessment.

Reason: To ensure the amenities of nearby residential properties are not impacted upon by any external noise levels and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

Condition 2: Building fabric

The developer to ensure the that the building envelope meets the requirements of the Hoare Lea Noise assessment with regard to the stipulated minimum sound insulation performance.

Reason: To ensure the amenities of nearby residential properties are not impacted upon by any external noise levels and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

Condition 3: Piling

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, to ensure minimal impact on nearest residential receptors.

Reason: To ensure the amenities of nearby residential properties are not impacted upon by any external noise or vibration levels during any piling operations, and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

Condition 4: 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 sources and intensity of illumination, and a lighting contour map. 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 any light disturbance / nuisance, and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

Requirement for the Construction Management Plan:

Based on the information provided, I am satisfied that as long as the CMP is closely followed, the proposed measures should suffice in limiting impact on nearby residential receptors and other businesses, during the groundworks & construction phases.

However, the current CMP should be updated to clarify that Metro Deconstruction Services Ltd will be the principal contractor on site, as the CMP still has many references to the demolition process.

Communication measures are in place for liaison between site management and nearby residential receptors, to deal with any complaints which may arise, and the same are available to this office for contact with site management .

Additional items which can be advised in the form of an informative if necessary, are as follows:

- All deliveries to and removal of materials, plant, equipment, machinery, and waste from the site must only take place within the permitted working hours.
- The use of any site lighting, whether required for safe working or for security purposes, must be used in such a manner to ensure no impact on any nearby residential receptors.

- All vehicles working on the site, that require them, are to be fitted with 'broadband' or 'white noise' reversing alarms.
- It should also be noted that besides the keeping of haul roads damp during dry weather conditions, any areas where tracked excavators, and the like are working, must be always kept damp.

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, stylized 'M' and a long horizontal stroke extending to the left.

Mark Moss
Regulatory Officer
Environmental Health