

APP/23/00314 - Hayling Island Service Station

From: Umunnakwe, Chima

Sent: 24 May 2023 15:30

To: Havant Planning and Development Mailbox New planning.development@havant.gov.uk

Subject: APP/23/00314

Dear Planning,

Thank you for consulting the Pollution Team on the above application.

I am aware this application relates to demolition of existing structures to reconstruct a 'replacement kiosk' with integrated drive through. Having considered the proposal and submissions made, we will require a detailed acoustic assessment to demonstrate that the noise levels of the proposed systems to be installed are at least 5 dB below existing background levels. This assessment will need to be carried out by a suitably qualified acoustic consultant / engineer in accordance with the guidance given by BS4142 2014. The noise report should consider noise from vehicle pulling up to the order point, the intercom and noise from pulling off. Accordingly, I recommend the following condition be imposed should the application be granted.

Noise assessment condition –

The Drive-through hereby permitted shall not be commenced until an acoustic assessment to show that the rating level of any plant & equipment, including extraction systems, condensers, air conditioning plant, vehicles, and noise from the intercom, as part of this development, will be at least 5 dB below the existing background levels, has been submitted to and been 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. Such acoustic assessment should also clarify any additional mitigation measures that may be required, to ensure no impact from structure borne and / or air borne noise generated within the proposed drive through.

Reason: To safeguard the amenities of adjoining residential occupiers and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2021. The details are needed prior to the start of work so that any potential mitigating measures can be incorporated into the build.

Artificial Light condition

Details of any external lighting of the site shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained, and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the appearance of the area, the environment, and residents from light pollution.

Construction/ Demolition Management

No development shall commence, including demolition and site clearance works, until a Construction Management Plan (CMP), to include details of: (a) provision of boundary hoarding; (b) hours of operation; (c) means to control dust and emissions to air; (d) means to control noise and vibration has been submitted to, and approved in writing by, the Local Planning Authority. The CMP should be in accordance with the GLA's Supplementary Planning Guidance 'Control of Dust and Emissions during Demolition and Construction'. The development shall be constructed in accordance with the approved statement. Reason: To ensure that the proposed development does not have a significant adverse impact on the amenities of nearby residential properties and to minimise the impacts on local air quality.

Reason: To ensure the residential amenity of the properties is not impacted upon by any external noise levels, especially traffic noise having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Informative regarding Hours of Work:

You are hereby advised to ensure that no works or ancillary operations associated with any demolition, excavation, clearance, and construction works 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. This is to protect the occupants of nearby residential properties from noise and vibration nuisance

Informative regarding Bonfires: You are hereby requested to ensure that no bonfires take place on this site, during any phase of the operation i.e., demolition, excavation, clearance, and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action. This is to protect the occupants of nearby residential properties from smoke pollution.

Informative regarding Dust Control:

You are hereby requested to ensure that the Environmental Health Pollution team, at Havant Borough Council are advised in writing as to what measures are to be put in place for the control of any dust that might emanate from the development site. This is to protect the occupants of nearby residential properties from dust pollution. Please do not hesitate to contact me if you wish to discuss any of the above matters raised or would like further explanation. Jonathan Driver of this office will likely provide separate comment on other issues.

I hope this helps.

Regards

Cheers,

Jonathan Driver
Environmental Control Officer

Havant Borough Council Environmental Health
Public Service Plaza, Civic Centre Road, Havant, Hants PO9 2AX

Tel (Direct Dial): 023 9244 6677
Tel (Mobile) : 07887 951 106
Tel (Team Admin): 023 9244 6670

Email: jonathan.driver@havant.gov.uk

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