

Mr Pickup
Pickup Town Planning
57 Sea View Road
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Portsmouth
PO6 1EW

Our Ref: APP/22/00487
Direct Line: (023) 07771 378359
Ask For: Ms L Wells
Email: planning.development@havant.gov.uk
16 November 2023

**Town and Country Planning (Development Management Procedure) (England) Order 2015
Discharge of Conditions Application**

Application Number: APP/22/00487

Site Address: 78 Havant Road, Emsworth, PO10 7LH

Description: Demolition of existing 7 bed dwelling and construction of detached building comprising 9No. 'Assisted Living' Apartments (Class C3) and ancillary Carers Management Suite together with associated parking, secure mobility scooter and bicycle storage, refuse /recyclables storage and landscaping. (Approved 10/03/2023) Request to discharge conditions 9, 10, 13, 14, 15 and 17. (Received 27/06/2023). Request to discharge conditions 8, 11 and 12 (recd 21.8.23).

This decision relates to your request to discharge conditions which was valid from 21 August 2023.

Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements of the following Conditions of Planning Permission APP/22/00487.

The conditions in respect of which information has been submitted are:

Condition 13:

Above ground conditions

No external air moving plant or equipment, such as air conditioning units, air source heat pumps and the like shall be installed or mounted, as part of this development, unless and until a scheme for such provision has been submitted to and approved in writing by the Local Planning Authority, which specifies the provisions to be made for the control of noise and / or vibration that may emanate from such plant / equipment, prior to any development taking place. The approved scheme shall be fully implemented prior to occupation of the development and thereafter maintained and retained.

Reason: To protect the occupants of nearby residential properties from any noise and / or vibration nuisance having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Environmental Noise Impact Assessment

Please note that the approved scheme must be fully implemented prior to occupation and thereafter maintained and retained to avoid a breach of planning control.

Condition 15:

No above ground construction works shall take place until details have been submitted to the Local Planning Authority, that confirm that the acoustic mitigation measures to be employed with regard to the building envelope, including fenestration and ventilation, will meet BS8223:2014 standards as recommended for indoor ambient noise levels for dwellings, especially in relation to living rooms and bedrooms i.e. during the day (07:00 to 23:00) 35 dB L Aeq,16 hour and at night (23:00 to 07:00) 30 dB L Aeq,8 hour for bedrooms.

Reason: To protect the amenities of the future occupants of the proposed dwellings and to ensure the residential amenity of the properties is not impacted upon by any external noise levels, including road traffic noise having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Environmental Noise Impact Assessment

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6573.
- (2) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning Development Service at the Public Service Plaza or by telephoning 023 9244 6015.

Alex Robinson

Alex Robinson
Executive Head of Place
Date: 16 November 2023