

Thank you for consulting the Pollution Team regarding the above change of use. I have reviewed the information submitted in support of a proposed Hotel establishment and a café and wish to make the following comments:

A noise impact *assessment dated 8TH February 2023* has been prepared by Airtight Noise Check Limited. The assessment considered noise affecting the future users of the hotel. Specific design mitigation measures are recommended for a combination of glazing configuration and ventilation requirements in areas where exceedance is predicted as a result of road traffic noise. The building is a listed building, and no product details are known at this present time. Based on my review of the submitted noise report, clearly mitigation measures are required to ensure a good standard of internal noise levels is achieved. The report seems to be more focused on safeguarding future users of the facility with very little or no emphasis on the impact of the overall scheme on the wider community including residents within proximity. Section 15 of the report made some reference to plant noise emissions and potential noise; however, I do not consider the section sufficient to make a proper assessment of the impact of plant noise and indeed the overall operations of the hotel. This should be made in accordance with the guidance given in BS4142: 2014.

Based on the submissions, I can advise that should planning permission be granted, the following conditions are recommended with respect to noise/vibration and other environmental nuisance matters.

Pant noise condition

The use hereby permitted shall not be commenced until an additional acoustic assessment to show that the rating level of any plant & equipment, including extraction systems, condensers, air conditioning plant and so forth, 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 noise generated within the proposed hotel operations.

Reason: In order 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. Condition

Odour condition

Equipment shall be installed to suppress and disperse fumes and/or odours produced by cooking and food preparation, and the equipment shall be effectively operated for so long as the use continues. Details of the equipment and any necessary mitigation measures shall be submitted to, and approved in writing by, the Local Planning Authority. The equipment shall be installed and be in full working order to the satisfaction of the Local Planning Authority along with any necessary mitigation measures prior to the commencement of use.

Reason: To ensure that unsatisfactory cooking odours outside the premises are minimised in the interests of the amenity of occupiers of nearby properties 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.

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.

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 local residents from light pollution.

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 in order 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 in order 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 in order 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 in all likelihood provide separate comment on other issues.

Regards

Chima Umunnakwe

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Environmental Health