

From: Umunnakwe, Chima
Sent: 22 March 2023 09:38
To: Havant Planning and Development Mailbox New
Subject: APP/22/01165

Dear Planning Team,

Thank you for consulting the pollution team on the above prior approval application. I have reviewed the scheme and I wish to make comments from a noise and environmental nuisance perspective.

The site location for the proposed change of use is characterised by commercial activities and road traffic noise including business use at ground floor. In principle, we have no objections to the proposed application however it is expected that the applicant demonstrate that all residential units within the development satisfies the noise criteria given by BS8233: 2014 and WHO guidelines for internal and external areas. Accordingly, the following conditions are recommended should the applicant wish to proceed to a formal application.

Noise Assessment Condition

Prior to commencement of the development, a noise assessment shall be submitted to the Council for approval of external noise levels incl. reflected and re-radiated noise and details of the sound insulation of the building envelope, orientation of habitable rooms away from major noise sources and of acoustically attenuated mechanical ventilation as necessary to achieve 'Good' internal room- and (if provided) external amenity noise standards in accordance with the criteria of BS8233:2014. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise from transport & commercial noise sources.

Sound Insulation Condition

Prior to commencement of the development the applicant shall provide a scheme to the Local Planning Authority for its written approval detailing sound transmission reduction measures to be installed between the ground floor use and the first floor flat. The scheme shall be designed to provide at least DNTw+Ctr 50dB. Once agreed in writing by the Local Planning Authority the approved details shall be installed prior to the development being occupied and retained thereafter.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise from transport & commercial noise sources.

Sound transmission reduction condition

Prior to commencement of the development the applicant shall provide a scheme to the Local Planning Authority for its written approval detailing sound transmission reduction measures to be installed within the separating walls between the proposed new dwellings and existing commercial premises at ground floor that share a party wall to limit airborne and structure borne sound transmission.

The scheme shall be designed to be 5dB better than that given in Approved Document E (2003 Edition incorporating 2004 and 2010 amendments) of the Building Regulations (Table 0.1a, page 12). Once agreed in writing by the Local Planning Authority the approved details shall be installed prior to the development being occupied and retained thereafter.

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.

I hope this is helpful.

Regards

Chima Umunnakwe

Environmental Protection Officer (Planning Apps) |

Environmental Health

Havant Borough Council, Public Service Plaza, Havant, PO9 2AX

NB: My working hours is 18 hours and varies over the working week.