

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/20/03877	Your Ref:	APP/20/00888
EH Case Officer Extn:	44 6666	Date:	08 January 2021
DC Case Officer:	David Eaves		
DC Case Officer Extn:	44 6549		
Application Number:	APP/20/00888		
Site Address:	Site of, 19 St Peters Avenue, Hayling Island		
Proposed Development:	Construction of new dwelling to replace house demolished under Planning Permission 97/61610/000.		

I attach a copy of the above application that has been received under the Town and Country Planning Acts.

We would appreciate your comments in relation to any potential noise/emissions with regard to the ventilation and pumping requirements for the basement/dwelling.

Observations / Comments:

I refer to the above application under the Town & Country Planning Acts passed to this Service for comment.

I have read the enclosed documentation provided, and have noted that the agent has indicated that no noise will be audible at neighbouring properties from the pumping plant in the basement & / or the MVHR system. As both system designs have not been completed as yet, and the potential for associated external noise remains, which may require specific mitigation measures to be employed, we would still need clarification & confirmation, that there will be no noise impact on neighbouring residents, from either system.

I have no objection in principle to this application, but would ask that the following conditions and informatives be added to any positive decision notice, if consent were to be granted:

Condition 1: Prior to the installation of any MVHR ventilation system and / or ground water pumping system, details of the proposed systems including any necessary acoustic mitigation measures, shall be submitted to and agreed in writing by the Local Planning Authority. The systems installed shall thereafter be retained and maintained fully in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

BS4142:2014 Requirement

Any external noise resulting from the use of any such plant, machinery or equipment shall be at least 5 dB below the existing typical background level (or lower) when measured according to British Standard BS4142-2014, at the boundary with neighbouring dwellings.

Reason: In order to safeguard the amenities of adjoining residential occupiers and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Informatives:

Regarding Hours of Work:

You are hereby requested 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

Regarding Bonfires:

You are hereby advised 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 nuisance.

Regarding Dust Control:

You are hereby requested to ensure that appropriate measures are employed for the control of any dust that might emanate from the development site. The methods of dust control should be in accordance with the guidance as laid out in the BRE Report 456 - Control of Dust from Construction and Demolition activities.

This is in order to protect the occupants of nearby residential properties from dust nuisance.

Regarding external lighting: You are hereby advised to ensure that if any external floodlighting or other form of external lighting scheme is to be installed in connection with this development, that it shall not cause a light nuisance issue to any neighbouring property. If you should have any queries in this regard you are asked to contact the Environmental Health Pollution team, at Havant Borough Council.

This is in order to protect the occupants of nearby residential properties from light disturbance / nuisance.

Please do not hesitate to contact me if you wish to discuss any of the above matters raised or would like further explanation.

I would advise that the comments above, shall in no way prejudice any comments made by my colleague, Jonathan Driver, Environmental Control Officer.

A handwritten signature in black ink, appearing to read 'MR. MOSS', with a large, stylized flourish extending from the end of the name.

Mr. Mark Moss

Regulatory Officer, Environmental Health