

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/21/00892	Your Ref:	APP/18/00059
EH Case Officer Extn:	44 6666	Date:	22 April 2021
DC Case Officer:	David Eaves		
DC Case Officer Extn:	44 6549		
Application Number:	APP/18/00059		
Site Address:	260 London Road, Waterloooville, PO7 7HG		
Proposed Development:	Site Address: 260-262 London Road, Waterloooville, PO7 7HG Approved Development: Change of use of no.260 from A1 classification (retail units) and no.262 from A2 Classification (Estate Agents offices) to a A3/A5 classification (Restaurants and Cafes/Hot food takeaways).		

Observations / Comments:

I have perused the information provided in relation to the discharge of Conditions 4, 5 & and can advise as follows:

Condition 4:

The development hereby permitted shall not be occupied unless and until details to confirm that any requisite acoustic mitigation measures related to any extraction systems, air conditioning and / or cold room / chiller units and the like , have been submitted to and approved in writing by the Local Planning Authority. It should also be noted that noise resulting from the use of any / all plant, machinery or equipment used on this site, shall be of a No Observable Adverse Effect Level (NOAEL), or better, when measured according to British Standard BS4142-2014, at the boundary of the nearest sensitive receptor. The approved measures shall be implemented prior to occupation and maintained in accordance with the approved details.

Reason: To ensure the residential amenity of the property is not unacceptably impacted upon by any internal or external noise levels, including from commercial premises below having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Stratregy) 2011 and the National Planning Policy Framework 2018.

Condition 4: I recommend refusal against discharge at this time, as the information provided does not clarify whether the proposed system will in fact meet a No Observable Adverse Effect level or better when measured to British Standard BS4142: 2014, at the boundary of the nearest sensitive receptor i.e there is no acoustic assesment accompanying this application to discharge, that would allay those concerns. As this systems outlet ducting appears to be designed to pass within less than a metre of a residential facade & fenestration with trickle vents, I have concerns there could be a detrimental impact on those residing in the first floor flats.

The only indicator provided is under the Canopy Direct document dated 21 February 2021 which

advises that *"Noise level of 450mm cased axial flow Fan motor produces 75dBA in free field condition at 3m, using our recommended Silencers, 450mm 1D with 80mm thick wall, will bring the noise level down to less than 45dB"*.

Furthermore, there is no indication of whether or not any airconditioning, chiller units or other such plant or equipment, is proposed for this premises and where they would be sited

Condition 5: Under normal circumstances I would be satisfied with the extract equipment and filtration to be provided, in this case a pre-filtration system with a carbon filter system thereafter, and would suggest that the condition be discharged, on the provisor that it meets the criteria and methodology as laid out in the Canopy Direct document as mentioned above. However an assessment of the noise issue under Condition 4, may lead to changes to the extract system.

Condition 8: I have no objection to the discharge of this condition.

Mr. Mark Moss
Regulatory Officer, Environmental Health