

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/20/00845	Your Ref:	APP/20/00251
EH Case Officer Extn:	44 6666	Date:	20 April 2020
DC Case Officer:	Lewis Oliver		
DC Case Officer Extn:	44 6263		
Application Number:	APP/20/00251		
Site Address:	North Street Arcade, 1-3 North Street Arcade, Havant		
Proposed Development:	Construction of 30 No. one and two bedroom apartments in a part 2 and a half / part 4 storey extension fronting onto Prince George Street together with the provision of infill flexible use (Classes A1/A2/A3) town centre commercial units to North Street frontage following the demolition of existing 1 and 2 storey retail development to rear. I attach a copy of the above application that has been received under the Town and Country Planning Acts. Any views you should wish to make should be returned to me no later than 21/04/2020. Planning Services		

Observations / Comments:

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

I have perused the documentation and drawings provided by the applicant, and can comment, as follows:

There is a plant room indicated on the proposed ground floor plan, but understandably, with no indication as to what plant may be proposed to be housed there-in at this time. Dependent on plant to be installed, our concern would relate to any potential noise and / or vibration impact on residents within the existing and new flats.

It is also indicated that there is the potential for A3 occupancy of one or more of the retail units. Dependent on type of foods to be prepared, the addition of a suitable extraction system will potentially be a necessity, which in turn could lead to a detrimental loss of amenity if not nuisance, to nearby residential properties due to odour, noise and vibration. I would expect a planning application to be submitted in relation to the specific retail unit, should it entail e.g. chiller units, extraction systems and the like.

There is no indication at this time as to whether any foundation piling will be required as part of the construction process. Please see the informatives below.

Whilst this office would have no objection in principle to this development as a whole, I would ask for the following conditions to be imposed and the informatives below to be added to any decision notice, if consent were to be granted.

Condition 1:

The applicant to 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 ensure the residential amenity of the existing and proposed flats is not impacted upon by any internal or external noise levels.

Condition 2:

No floodlighting or other form of external lighting scheme shall be installed unless it has been approved by the Local Planning Authority. Such details shall include, Location, height, type and direction of light sources and intensity of illumination. Any lighting scheme agreed in writing by the Local Planning Authority shall not thereafter be altered without prior consent other than for routine maintenance, which does not change its details.

Reason: To protect the occupants of nearby properties, on and off site, from light disturbance / nuisance.

If the plant room is to be utilized for any plant / equipment which could impact on adjoining or nearby residential receptors in terms of noise or vibration, the following condition should be included:

Condition 3: Noise from plant and equipment

No development shall take place until an acoustic assessment to show that the rating level of any plant & equipment, 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.

Reason: In order to safeguard the amenities of adjoining residential occupiers. The details are needed prior to the start of work so that any mitigating measures can be incorporated into the build if necessary.

INFORMATIVES:

The following informatives should also be included.

All of the below mentioned informatives, will also need to be included within a Construction Environmental Management Plan, detailing measures / methods to be employed for the control of site noise and vibration, dust control and site lighting, during any demolition, excavation, clearing and construction works.

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. 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 pollution.

In addition to the above the following should also be addressed under the CEMP:

- a. details of all proposed external lighting to be used during demolition, excavation, clearance and construction works and the measures used to limit the disturbance to any nearby properties, to be provided. Lighting shall be used only for security and safety; and
- b. details of measures to be employed to control the emission of noise during demolition, excavation, clearance and construction. BS5228:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites – Part 1: Noise, and Part 2: Vibration (BSI, 2014v) provide guidance on the requirements and indicative noise and vibration levels and criteria. If piling is to be undertaken, clarity is to be provided as to the proposed method/s of piling.

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 also advise that the above comments 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, sweeping loop at the end.

Mr. Mark Moss
Regulatory Officer
Environmental Health