

Consultee Comments for Planning Application APP/19/01190

Application Summary

Application Number: APP/19/01190

Address: 162 Stakes Hill Road, Waterloooville, PO7 7BS

Proposal: Erection of a 2 1/2 storey block of 9 apartments after demolition of existing dwelling, utilising existing access and with provision of car and cycle parking and bin storage.

Case Officer: Lesley Wells

Consultee Details

Name: Consultee Environmental Health (Environment Team)

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: EHEnvironment@havant.gov.uk

On Behalf Of: Environmental Health Manager, Community Group

Comments

Thank you for consulting with Environmental Protection. I have reviewed the documentation submitted, including the acoustic report and can confirm that providing the recommended mitigation measures (in terms of double glazing and incorporation of trickle vents recommended in the acoustic report) are incorporated into the new structure I would have no objections to raise in respect of this application.

I do have some concerns in relation to the proximity to the public house (north facade of the structure) as patron noise in external areas is almost impossible to control and an intensification of the use of outdoor areas of the public house might raise issues in the future, however I do note that the layout of the flats proposed shows no opening windows for habitable rooms on this facade which means that potential issues have been 'designed out' of the proposed structure.

I would be grateful if the following conditions could be included in any permission which you are minded to grant:

1. Construction Environmental Management Plan:

No development shall take place until a site-specific Construction Environmental Management Plan has been submitted to and been approved in writing by the Planning Authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:

Procedures for maintaining good public relations including complaint management, public consultation and liaison

Arrangements for liaison with the Councils Pollution Control Team

All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours:

08 00 Hours and 18 00 Hours on Mondays to Fridays and 08 00 and 13 00 Hours on Saturdays and; at no time on Sundays and Public/Bank Holidays.

Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.

Mitigation measures as defined in BS 5528: Parts 1 and Part 2 2009 and A1:2014 - Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.

Procedures for emergency deviation of the agreed working hours.

Control measures for dust and other air-borne pollutants. This must also take into account the need to protect any local resident who may have a particular susceptibility to air-borne pollutants. Measures for controlling the use of site lighting whether required for safe working or for security purposes.

Reason: In the interests of the amenities of surrounding occupiers during the construction of the development.

2. Noise Mitigation Scheme - approval and installation

No development shall take place above slab level until details have been submitted to and approved in writing by the Planning Authority in relation to proposed noise mitigation measures (eg. installation of approved windows/trickle ventilation as per the acoustic specification) - in accordance with the recommendations provided in the acoustic report from Hann Tucker Associates, Ref: 26838/N1A1 and dated 7th June, 2019, - Sections 11. Mitigation Measures and 12. Plant Noise Emission Criteria.

Before any part of the development hereby permitted is first occupied the approved noise mitigation works shall have been fully completed.

Reason In the interest of the amenities of future occupiers of the development

Linda Robbins

Environmental Health Officer