

Consultee Comments for Planning Application APP/20/00529

Application Summary

Application Number: APP/20/00529

Address: Unit 3, Station Approach, North Street, Emsworth, PO10 7PW

Proposal: Single storey extension as a continuation from the existing warehouse with the addition of a single storey link building between the two, new parking platform near the entrance to building.(Revised).

Case Officer: Daphney Haywood

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

I have reviewed this further application in respect of this site and can confirm that the changes to the application (single storey extension, weekday operation only, removal of trade counter and relocation of car parking onsite) have gone a long way in addressing Environmental Protection's concerns in respect of future disturbance to nearby residential occupants.

I would advise therefore that Environmental Protection has no objection in principal to this application and would request that the following conditions are included in any permission you are minded to grant:

Lighting:

No external lighting/ floodlighting shall be installed on the proposed extension until such details have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed, operated, and maintained in accordance with the approved details.

Reason - In the interests of the amenity of the occupants of neighbouring properties.

Note: When submitting details for approval, it is requested that a report from a competent Lighting Professional is provided, confirming that the external lighting installation meets the standards for Environmental Zone E3 as set out in the "Guidance Notes for the Reduction of Obtrusive Light" (Guidance Note 01/20) issued by the Institute of Lighting Professionals

Noise (in relation to externally mounted plant or equipment only):

No development above slab level shall take place until details have been submitted to and approved in writing by the Planning Authority addressing any externally mounted plant or equipment that will be used on the site, including measured background noise levels, Leq, peak noise, tonal effects, proposed mitigation measures (if needed) and the required maintenance regime for the system. The details shall be prepared by a competent person for the purpose of assessing noise nuisance to surrounding properties and based on measured levels representative for the site.

The agreed details shall be fully implemented before the use hereby approved is commenced and the equipment shall be operated and maintained in accordance with the approved details and shall be retained thereafter.

Reason - To ensure that the amenity of the area is not detrimentally affected by the use of the site.

I would also recommend, if possible, that the hours of use applied for by the applicant (08:00 - 18:00 Monday to Friday with no proposed use during Saturday/Sunday or Bank Holidays) are conditioned. Given the location of the unit Saturday working hours (08:00 - 18:00) would be acceptable however have not been proposed by the applicant. The main intention of the restricted hours of use would be to prevent the current applicant or any future occupiers of the warehouse from causing noise disturbance to nearby residential neighbours during anti-social hours (overnight/Sundays/Public or Bank Holidays).

Linda Robbins
Environmental Health Officer