

Consultee Comments for Planning Application APP/19/00427

Application Summary

Application Number: APP/19/00427

Address: Land at Lower Road, Havant

Proposal: Development of 50 new dwellings together with access, landscaping and open space.

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

Thank you for consulting with Environmental Protection in respect of this application. I have no objections in principal to this application but note the concerns in relation to noise and vibration arising from transport noise given the proximity of the A3(M), A27 and the adjacent railway line.

I have reviewed the information provided in the Noise and Vibration Report submitted as part of the application documentation and would ask that the following conditions are included in any permission you are minded to grant:

1. Noise

The development shall be built in accordance with the noise mitigation recommendations outlined in the acoustic report provided by 24 Acoustics (Technical Report: R6954-1 Rev 1 dated 28th March 2019) attached to the planning application namely:

The specification measures outlined in Parts 5.7 - 5.10 of the report.

The agreed details shall be fully implemented, and validation test results submitted to the Planning Authority before the use hereby approved is commenced and/or any part of the development is occupied.

The measures are based on the units being of cavity masonry construction. Any divergence from this method of construction would require a further acoustic report to reflect the changes, to be submitted, as further mitigation measures may be required in that instance.

Reason - To ensure that acceptable noise levels within the dwellings and the curtilages of the dwellings are not exceeded.

2. Construction and Environmental Management Plan (CEMP)

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 approved Plan shall be adhered to throughout the construction period.

The plan should include, but not be limited to:

- An indicative programme for carrying out of the works

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

- Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s)

- The arrangements for deliveries associated with all construction works

- Loading and unloading of plant and materials

- Storage of plant and materials used in constructing the development

- Location of temporary site buildings, compounds, construction material, and plant storage areas

- Access and egress for plant and machinery

- Protection of pedestrian routes during construction

- 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 - 18.00 hours on Mondays to Fridays and 08 00 and 13 00 hours on Saturdays and; at no time on Sundays and Bank Holidays

- Procedures for emergency deviation of the agreed working hours

- Control measures for dust and other air-borne pollutants

- Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination

- The parking of vehicles of site operatives and visitors

- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate

- Wheel washing facilities

- A scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: To protect the amenities of nearby residential premises during the demolition/ construction phase of the development

Linda Robbins

Environmental Health Officer