

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From: Environmental Health **To:** Development Control

Our Ref: CONS/19/00256 **Your Ref:** APP/16/00921

EH Case Officer Extn: 44 6666 **Date:** 28 February 2019

DC Case Officer: Rachel Ballam

DC Case Officer Extn: 6143

Application Number: APP/16/00921

Site Address: Dolphin Quay, Queen Street, Emsworth, PO107BU

Proposed Development: Demolition of the single storey shop, two-storey office building and associated outbuildings. Erection of 4No. houses (3x 3No. bedrooms and 1x 2No. bedrooms) fronting onto Queen Street and associated parking and erection of 2No. detached dwellings (4No. bedrooms) fronting onto the Mill Pond with associated parking and access from Queen Street. (13.12.18). Request to discharge condition No.s 3,4,6,10 and 13. (31.01.19).

A request has been made to discharge the following condition(s) on the above application:

Condition 13:

Prior to the commencement of the development hereby approved, a Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall identify the steps and procedures that will be implemented to minimise the creation and impact of dust, pollution of the adjacent watercourse and waste disposal resulting from the site preparation, groundwork and construction phase of the development. Once approved, the Construction Environmental Management Plan shall be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority.

Reason: In the interests the nearby environmentally sensitive areas and having due regard for policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

Any views you wish to make should be returned to me no later than 21 days from the date of this email.

Yours sincerely

Ms R Ballam

Our Ref:APP/16/009

Observations / Comments:

With regard to the CEMP submitted for condition discharge of Condition 13, I can advise as follows:

The Construction Method Statement submitted is deficient especially in relation to the proposed methods of noise and dust control.

Noise:

Under Noise management reference is made to a guidance document and a noise regulations document. I believe both of these may be of Australian origin; I do stand to be corrected though.

I would expect to see reference being made to a British Standards document such as Code of Practice – Control of Noise from construction and open sites BS 5228 (2009) .

This should cover suggestions as below:

The Contractor to select the quietest available type of plant available for all site operations. Noise from fixed plant and equipment will be contained within suitable acoustic enclosures or behind acoustic screens to minimize nuisance.

Vehicles and mechanical plant will be fitted with exhaust silencers and maintained in good and efficient working order.

Silenced compressors will be used. These will be fitted with properly lined and sealed acoustic covers or enclosures that will be kept closed whenever the machines are in use.

Silencers of the type recommended by manufacturers will be used on any pneumatic percussive tools.

Position stationary plant with due consideration to neighbours and ensure that any machines used only intermittently are shut down when not in use or left in idle mode during non-operating periods.

Noisy plant and equipment will be sited away from noise sensitive receptors, and barriers will be used to reduce the level of noise at any nearby receptors.

Restriction of working hours.

Avoiding unnecessary noise;
and so forth.

Hours of operation along the lines of :

No works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development site, 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.

Dust:

Under Dust Control, I would expect to see reference to a guidance document such as the BRE report 456 - Control of Dust from Construction and Demolition activities, in addition to the measures and actions listed currently in the CEMP document provided.

Bonfires:

Notation on the CEMP should also be made to clarify that no bonfires will take place on this site at any time, during any demolition, excavation, clearance and construction works.

External Lighting:

It should be clarified that any external lighting, including flood or spot lighting and any security lighting will be so positioned and operated, during the above works, so as not to cause nuisance to any other neighbouring properties.

I therefore raise objection to the discharge of this condition.

It is further recommended that prior to demolition works starting, that due to recent past infestation of these premises by rats, that the applicant ensure that the premises are declared rodent free, by a suitably competent person.

The above comments shall not in any way prejudice any comments that may be submitted by the Environmental Control Officer, Jonathan Driver.

Mr. Mark Moss

Regulatory Officer, Environmental Health