

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/18/02053	Your Ref:	APP/18/00958
EH Case Officer Extn:	44 6666	Date:	29 October 2018
DC Case Officer:	Mrs Emma Chisnall		
DC Case Officer Extn:	6523		
Application Number:	APP/18/00958		
Site Address:	1 Selangor Avenue, Emsworth, PO10 7LR		
Proposed Development:	Erection of 2no. 2 bed semi-detached residential dwellings to rear of 1 Selangor Avenue with vehicular access from Selangor Avenue. 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 25/10/2018		

Observations / Comments:

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

I have no objection to this application in principle.

I am aware that the dominant noise source at the proposed site will be from traffic noise from the Havant Road and the A27. With the correct acoustic mitigation measures in place, it is likely that the standards as recommended under BS8233:2014 can be met. I would also advise that consideration be given to the resonance issue caused by a predominant frequency from tyres on a wet road which matches a transmission performance dip in 4mm glass.

I would however ask that the following Conditions and informatives are added to any potential approval of this application:

Condition 1: 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 residential properties from light disturbance / pollution.

Condition 2:

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, and to also ensure that external amenity areas meet the guidance parameters

Reason: To ensure the residential amenity of the property is not impacted upon by any internal or external noise levels.

INFORMATIVES:**Informative regarding Hours of Work:**

You are hereby requested 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 Dust Control:

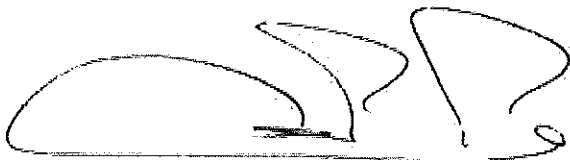
You are hereby requested to ensure that the Environmental Health Pollution team, at Havant Borough Council are advised in writing as to what measures are to be put in place for the control of any dust that might emanate from the development site.

This is in order to protect the occupants of nearby residential properties from dust pollution.

Informative regarding bonfires

No bonfires to 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.

A handwritten signature in black ink, appearing to read 'MR MOSS', with a large, sweeping underline.

Mr. Mark Moss
Regulatory Officer, Environmental Health