

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

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

Our Ref: CONS/18/02523 **Your Ref:** APP/18/01245

EH Case Officer Extn: 44 6677 **Date:** 17 December 2018

DC Case Officer: Mrs Emma Chisnall

DC Case Officer Extn: 6523

Application Number: APP/18/01245

Site Address: 260-262 London Road, Waterloooville

Proposed Development: **Site Address:** 260-262 London Road, Waterloooville

Proposed Development: Prior notification for change of use from retail use (Class A1/ A2) or a mixed retail and residential use to C3 residential use subject to prior approval covering flooding, highways and transport issues, contamination and impact on adequate provision of services falling within A1/ A2 and sustainability of the shopping area, where applicable; additionally any operational development necessary for conversion is subject to prior approval of design and external appearance.

Observations / Comments:

In light of the applicant's comment that the *"...layout is near identical to the approved 3 dwelling notification, however, instead of the entrance being provided via the rear, the units will be accessed via a door created on the front facade as per the most recently approved scheme"*; Environmental Health considers that comments provided previously (APP/18/00735, CONS/18/01725, 29/08/2018) remain entirely applicable to this revised proposal.

For completeness, and avoidance of doubt, I can confirm that there are no materials concerns from a physical pollution / air quality / soil quality (ground contamination) perspective.

I had previously highlighted the agent of change principle, in respect of both noise and odour, and Mark had previously requested conditions to control noise within the dwellings, and external lighting. Standard informatives were also requested in respect of the construction phase.

Conditions / Informatives requested previously are reproduced below. It is assumed that Marks recommendations should be interpreted as "prior approval is considered to be required, and is recommended to be granted with the following conditions and informatives, in respect of consideration M.2 (e) [design...of the building]":

Condition 1:

The applicant to confirm that the acoustic mitigation measures to be employed with regard to the building envelope, including fenestration and ventilation, for all residential units, 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.

Reason: *To ensure the residential amenity of the property is not impacted upon by any external noise levels, especially traffic noise and potential noise from any nearby commercial / business premises.*

Condition 2:

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 properties, on and off site, from light disturbance / pollution.*

[Furthermore based on the close proximity of neighbouring residential properties, that the following informatives also be included. These should also be addressed under the Construction Management Plan if one is required to be submitted.]

Informative regarding Hours of Work:

You are hereby advised 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. Please do not hesitate to contact me if you wish to discuss any of the above matters raised or would like further explanation

Mr. Jonathan Driver
Environmental Control Officer