

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/18/02560	Your Ref:	APP/18/01109
EH Case Officer Extn:	44 6666	Date:	04 January 2019
DC Case Officer:	Lewis Oliver		
DC Case Officer Extn:	44 6263		
Application Number:	APP/18/01109		
Site Address:	Dairy Crest Depot, Dunsbury Way, Havant		
Proposed Development:	Outline application for the redevelopment of Former Dairy Crest site for up to 78 dwellings with access off Fulflood Road. 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 04/01/2019.		

Observations / Comments:

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

I have studied the documentation provided, including the Mayer Brown, September 2018, noise assessment. It is noted that this is an outline application and as such I would advise that the applicant / developer follows the advice as proposed by the noise consultants to ensure that the final design of the building meets the criteria recommended in the aforementioned report, especially with regard to BS8233:2014 and ProPg:Planning & Noise guidance.

It is also noted that consideration may be given to a passenger lift being provided to the block, but I cannot find any reference to such in the noise assessment. If to be provided, relevant information should be provided with regard to anti-vibration and noise mitigation measures if so required.

Whilst this office would have no objection in principle to this development, I would ask that the following conditions and informatives be added to any decision notice, if consent were to be granted.

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 BS8233:2014 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. I would expect these to be addressed in full within the Construction Environmental Management Plan when 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 Bonfires:

You are hereby requested to ensure that no bonfires 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.

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. Jonathan Driver of this office will in all likelihood provide separate comment on other issues.

Mr. Mark Moss
Regulatory Officer
Environmental Health