

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/18/02491	Your Ref:	APP/18/01107
EH Case Officer Extn:	44 6666	Date:	10 December 2018
DC Case Officer:	Tina Pickup		
DC Case Officer Extn:	44 6461		
Application Number:	APP/18/01107		
Site Address:	Land rear of, 97a Lovedean Lane, Waterloo, PO8 9RN		
Proposed Development:	Site Address: Land rear of 97A Lovedean Lane, Waterloo, PO8 9RN Proposed Development: Erection of 3No. 4 bed dwellings including parking and landscaping.		

Observations / Comments:

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

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

Condition 1 - Noise levels:

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.

Condition 2 - Lighting:

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, both on and off site, from light disturbance / pollution.

Condition 3 - Dust Control:

It is hereby required that a Construction Environmental Management Plan which includes comprehensive provisions for the control of dust on the above sites is submitted to the Local Planning Authority for approval, prior to any groundworks or building / construction works commencing on these sites. It should advise as to what measures are to be put in place for the control of any dust that might emanate from the development site.

This plan will include for a suitable and adequate water supply being available at the site prior to works commencing.

Furthermore the methods of dust control should be in accordance with the guidance as laid out in the BRE Report 456 - Control of Dust from Construction and Demolition activities.

It should also be noted that besides the keeping of haul roads damp during dry weather conditions, any areas where tracked excavators, dozers and the like are working, are also be kept damp at all times.

Any Construction Environmental Management Plan - Dust control, agreed in writing by the Local Planning Authority shall be adhered to at all times.

Should a CEMP not be submitted, then Dust Control should be conditioned as above.

Reason: To protect the occupants of all nearby residential receptors from dust 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 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.

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

The above does not in any way prejudice any comments that may still be made by Jonathan Driver, Environmental Control Officer

A handwritten signature in black ink, appearing to be 'MR MOSS', written in a cursive style.

Mr. Mark Moss
Regulatory Officer
Environmental Health