

Subject: RE: APP/17/00209 - 15 Middle Park Way, Havant

Good morning Tina,

Thank you for your email.

As the use of the site is rather broad in what business could potentially occupy it, without some idea of what could be the use, I would need to go for the "worse case scenario".

In principle, the D1 use would not necessarily be negative, but information as to the actual use of the site would need to demonstrate that the occupation would not be detrimental to the existing residents or prevent them to use and enjoy their dwelling. As it stands and without any information of the potential disturbances created potentially by noise (from users/occupiers, vehicles, equipment, machinery etc..), Lights (display /advertising signs, security light etc), odour (cooking facilities etc), I would not be able to provide you with a decent comment. Further D1 use, as I understand it, allows for a permitted use change to A1, A2, A3 and more of concern D1. As the application stands and without any information as to the actual use, I would like to object to this application to remove existing conditions. However, If you are minded to grant this application, I would recommend for conditions to be applied to any consent. Further, and depending on the actual use, some or all of the following condition may need to be applied. I would be more than happy to indicate which may be relevant, when further information are received, but to ensure that the potential occupier are aware of the potential implications

1. Noise generated from the refrigeration units and other equipments.

Condition 1: Any proposal relating to install noise making equipment (i.e. refrigeration units, air conditioning, extract ventilation equipments) schemes shall be agreed and approved in writing by the District Planning Authority prior any development takes place.

Reason: To protect the occupants of nearby residential properties from noise, vibration and/or odour nuisance.

BS4142 Requirement

Noise resulting from the use of any/all plant, machinery or equipment shall not exceed a level of No Observable Effect Level (NOEL) when measured according to British Standard BS4142-2014.

Reason: In the interests of protecting the local residents from unreasonable noise levels which would be detrimental to the residential character of the area.

2. Noise generated from delivery vehicles and times of delivery.

Condition 2: Deliveries shall only be taken and/or dispatched from the site between the hours of 07:00am – 20:00pm Monday to Friday and 07:00am – 19:00pm Saturdays and not at all on Sundays and recognised public Holidays.

Reason: In the interest of the amenities of occupiers of nearby residential properties.

3. Lighting scheme.

Condition 3: 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 from light disturbance.

4. Smell suppression system.

Condition 4: Any proposal relating to install smell suppression equipment (i.e. extract ventilation equipments) schemes shall be agreed and approved in writing by the District Planning Authority prior any development takes place.

Reason: To protect the occupants of nearby residential properties from noise, vibration and/or odour nuisance.

5. Noise from demolition/Construction.

Condition 5: No works or ancillary operations associated with the construction of the development which is audible at the site boundary or at such other place as may be agreed with the Local Planning Authority, shall take place on any Sunday or Bank Holiday, nor on any other day except between the following times

Monday to Friday – 8.00 a.m. – 6.00 p.m.

Saturday – 8:00 a.m. – 13.00 p.m.

Unless in association with an emergency or with the prior written approval of the Local Planning Authority.

Reason: To protect the occupants of nearby residential properties from noise disturbance.

6. Dust suppression method.

Condition 6: Construction/demolition works. The commencement of the development shall not take place until a programme for the suppression of dust during the construction/demolition of the development has been submitted to and approved in writing by the Local Planning Authority. The measures approved shall be employed throughout the period of construction/demolition unless any variation has been approved by the Local Planning Authority.

Reason: In the interests of residential amenity.

Informative;

Please could you add the “no Bonfires” informative please.

I hope this helps.

Kind regards

Laurent

Laurent Lemagnen

Senior Environmental Health Officer (Environment and Animal Welfare)