

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/22/00959	Your Ref:	APP/22/00155
EH Case Officer Extn:	44 6666	Date:	8 August 2022
DC Case Officer:	Mr G Christie		
DC Case Officer Extn:			
Application Number:	APP/22/00155		
Site Address:	2 Seagull Lane, Emsworth, PO107QH		
Proposed Development:	Demolition of 2 & 2a Seagull Lane and warehouses 1, 2 and 4. Existing unit 6 Seagull Lane retained with external amendments including cladding and utility enclosure. Construction of 3No light industrial buildings split into 8No units.		

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

I have read the documentation provided by the applicant, and can comment as follows:

I have no objection in principle to the proposed demolition of the specified buildings & the construction of replacement commercial / industrial buildings.

However, as there is no indication at this time as to what Class usage the proposed buildings & yards are to have e.g. B2, B8, E(g) (iii) etc, nor the proposed hours of use / access, it is difficult to understand the potential level of impact of noise or disturbance on nearby residential receptors.

Furthermore, no indication has been provided with this application, that can clarify expected levels of noise and / or vibration on nearest residential receptors, during the proposed demolition process, including breaking up of concrete slabs, mobile crusher units and so forth, earthworks including any possible piling operations, followed by the construction of the new units, and any proposed mitigation methods to manage noise and / or vibration levels. I would expect this then to be provided with the Construction Environmental Management Plan, along with a noise assessment in relation to the above.

Also once the site is occupied, the obvious long term concerns to this office, would centre around any noise generated on the site, potentially from a 24 hour a day, 7 days a week operation involving HGV's, lorries, vans, forklifts, reversing alarms, internal manufacturing plant, and internal and external plant including air moving equipment such as refrigeration / chiller units, air conditioning units, extract ventilation equipment, fans and so forth, and again the possibility of adverse impact on existing nearby residential receptors.

I would expect an acoustic report / assessment to be provided, with all the necessary mitigation measures included that may be required, to prevent any adverse impact on the above receptors, covering all the aforementioned aspects.

I would however ask that if the Planning authority were to grant permission for these works, that the following conditions and informatives be added to such decision notice:

Condition 1:

Prior to commencement of demolition, earthworks and construction at this development site, an assessment of potential noise and vibration arising during construction shall be prepared in accordance with BS 5528: Parts 1 and Part 2, 2009 and A1:2014 - Noise and Vibration Control on Construction and Open Sites. The assessment shall be submitted to and approved in writing by the Local Planning Authority, and all the above works carried out in accordance with the agreed recommendations.

Reason: To minimise disturbance to all nearby sensitive receptors, and to ensure the amenities of nearby residential properties are not impacted upon by any external noise levels and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

Condition 2:

Construction Environmental Management Plan

No development shall take place until a site specific Construction Environmental Management Plan has been submitted to and been approved in writing by the Planning Authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:

- a. Procedures for maintaining good public relations including complaint management, public consultation and liaison and site management contact details
- b. Arrangements for liaison with the Council's Pollution Control Team
- c. All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours: 08:00 Hours and 18:00 Hours on Mondays to Fridays and 08:00 and 13:00 Hours on Saturdays and at no time on Sundays and Bank Holidays.
- d. Deliveries to and removal of materials, plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.
- e. Mitigation measures as defined in BS 5528: Parts 1 and Part 2, 2009 and A1:2014 - Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.
- f. Procedures for emergency deviation of the agreed working hours
- g. Measures for controlling the use of site lighting during all phases, whether required for safe working or for security purposes, to ensure no impact on any nearby residential receptors;
- h. Control measures for dust and other air-borne pollutants. 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. 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, and also the IAQM Guidance on the assessment of dust from demolition and construction 2014.
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;
- i. no bonfires to take place on the site at any time;
- j. A scheme for recycling/disposing of waste resulting from demolition and construction

works is to be implemented

Reason: To minimise disturbance to all nearby sensitive receptors and to ensure the amenities of the surrounding occupiers are not unduly impacted upon, during all phases of the development.

Condition 3:

Piling

The least intrusive noise and vibration method of piling shall be employed at this site. This should be accompanied by a justification as to the reasons why a particular piling method has been chosen, and additionally the proposed mitigation methods to be employed, to ensure minimal impact on nearest residential receptors.

Reason: To ensure the amenities of nearby residential properties are not impacted upon by any external noise or vibration levels during any piling operations, and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

Condition 4: Noise from plant and equipment & operational noise

The applicant shall submit an initial acoustic assessment, indicating existing background noise levels at this site, and any required boundary mitigation measures, in line with expected operational noise levels. The assessment must be carried out by a suitably qualified acoustic consultant / engineer and be in accordance with BS4142: 2014 Methods for rating and assessing industrial and commercial sound. Background levels shall be established at nearest residential receptors.

Thereafter each industrial unit and / or office tenants, shall provide an acoustic assessment to show that the rating level of any plant, equipment & / or operational noise, as part of their unit, will be at least 5 dB below the existing background levels, which must be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the amenities of nearby residential properties are not impacted upon by any external noise levels and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

Condition 5:

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 / nuisance, and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

The above comments shall in no way prejudice any response / comments that may be or have been, submitted by Jonathan Driver, Environmental Control officer, Environmental Health.

A handwritten signature in black ink, appearing to read 'Mark Moss', with a stylized, looping flourish at the end.

Mark Moss

Regulatory Officer, Environmental Health