

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/22/02734	Your Ref:	APP/20/00888
EH Case Officer Extn:	44 6666	Date:	22 November 2022
DC Case Officer:	Mr D. Eaves		
DC Case Officer Extn:			
Application Number:	APP/20/00888		
Site Address:	Site of, 19 St Peters Avenue, Hayling Island		
Proposed Development:			

Construction of new dwelling to replace house demolished under Planning Permission 97/61610/000.(05.03.21). Request to discharge conditions 4,5,9 & 10. (08.04.21). Request to discharge conditions 3 and 8 (received 18/08/2022).

A request has been made to discharge the following condition(s) on the above application:

Condition 8:

Prior to the installation of any MVHR ventilation system and / or ground water pumping system, details of the proposed systems including any necessary acoustic mitigation measures, shall be submitted to and agreed in writing by the Local Planning Authority. The systems installed shall thereafter be retained and maintained fully in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. BS4142:2014 Requirement. Any external noise resulting from the use of any such plant, machinery or equipment shall be at least 5 dB below the existing typical background level (or lower) when measured according to British Standard BS4142-2014, at the boundary with neighbouring dwellings.

Reason: In order to safeguard the amenities of adjoining residential occupiers and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Observations / Comments:

I refer to the above application under the Town & Country Planning Acts, passed to this Service for comment regarding the discharge of Condition 8.

I have reviewed the Environmental Noise Assessment of MVHR and Water Pump Noise, dated 31 March 2022 and Ref: 4955, provided to support the discharge of the above condition.

I am satisfied that based on the aforementioned assessment, and if the owner / applicant ensures that the recommended mitigation measures in this assessment in relation to the MVHR systems, are implemented as stated, there should be no impact on nearby residential receptors.

With regard to the pumps, no noise data was available from the pump manufacturers and so estimated noise levels were used for the purpose of the assessment. Based on these estimations, the report concludes that

'Based on the estimated pump noise data for all three pumps and an operating condition that all three pumps operate simultaneously (considered an unlikely event) the estimated noise level of the pumps is 30 dBA at 1m external to the neighbouring property at 1 metre from the nearest dwelling facade'.

The Modal value of the rounded LA90 background sound levels measured is given as 28 dBA.

Based on the above this office will accept this level for the purposes of the discharge of condition.

However should any valid noise complaints arise, related to any of the above, the onus will be on the owner / applicant to rectify the issue.

Mr. Mark Moss

Regulatory Officer, Environmental Health