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PO9 1PT

Our Ref: APP/23/00377
Direct Line: (023) 07525 234317
Ask For: Ms Josephine Lacey
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13 March 2024

**Town and Country Planning (Development Management Procedure) (England) Order 2015
Discharge of Conditions Application**

Application Number: APP/23/00377

Site Address: Land rear of 25 Mengham Road, Hayling Island, PO11 9BG

Description: Conversion and partial demolition of existing bakery and offices to 4 No. self-contained flats comprising 1No. 3 bed, 1No. 2 bed & 2No. 1 bed with associated parking and cycle storage.(03.10.23)
Request to discharge conditions 5,6,7,8,9,10,11,12,14 and 15 (24.11.23).

This decision relates to your request to discharge conditions which was valid from 24 November 2023.

Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements of the following Conditions of Planning Permission APP/23/00377.

The conditions in respect of which information has been submitted are:

**Condition 5:
PRECOMMENCEMENT**

Prior to commencement of the development, a noise assessment shall be submitted to and approved in writing by the Local Planning Authority which assesses external noise levels including reflected and re-radiated noise and details of the sound insulation of the building envelope, orientation of habitable rooms away from major noise sources and of acoustically attenuated mechanical ventilation as necessary to achieve 'Good' internal noise levels for rooms and external amenity standards in accordance with the criteria of BS8233:2014. The approved details shall be implemented prior to the occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise from transport and commercial noise sources having regard to policies DM10 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:
Noise Impact Assessment IMP7451-1 20/12/2023

Condition 7:

No development shall commence, including demolition and site clearance works, until a Construction Management Plan (CMP) has been submitted to, and approved in writing by, the Local Planning Authority. Such plan shall include details of:

- (a) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;
- (b) The provision to be made within the site for a material storage compound during site clearance and construction of the development;
- (c) provision of boundary hoarding;
- (d) hours of operation;
- (e) means to control dust and emissions to air; and
- (f) means to control noise and vibration

The CMP shall be in accordance with the GLA's Supplementary Planning Guidance 'Control of Dust and Emissions during Demolition and Construction'. The development shall be constructed in accordance with the approved statement.

Reason: To ensure that the proposed development does not have a significant adverse impact on the amenities of nearby residential properties and to minimise the impacts on local air quality having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Construction Management Plan 20058-417 20/12/2023

Condition 8:

Details of any external lighting of the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained, and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the appearance of the area, the environment, and local residents from light pollution, having regard to policies DM10 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Lighting locations 20058-415A 20/12/2023

Reasons for approval

The details hereby approved are considered to be in accordance with the relevant adopted policies of the Council, in particular the policies contained within the Havant Borough Local Plan (Core Strategy) 2011.

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6573.
- (2) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning Development Service at the Public Service Plaza or by telephoning 023 9244 6015.

Alex Robinson

Alex Robinson
Executive Head of Place
Date: 13 March 2024