

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/16/01390	Your Ref:	APP/16/00963
EH Case Officer Extn:	44 6671	Date:	28 September 2016
DC Case Officer:	Daphney Haywood		
DC Case Officer Extn:	44 6513		
Application Number:	APP/16/00963		
Site Address:	81C London Road, Waterloooville, PO7 7EL		
Proposed Development:	Redevelopment to provide 30No.new flats (19No. 1 bed and 11No. 2 bed flats) comprising demolition of 81C London Road and construction of 1No. three storey block to the front with commercial unit on the ground floor and 1No. three storey residential block to the rear together with the addition of a third floor roof extension to the principal frontage building; conversion of commercial space at first floor to residential; with associated minor alterations, car and cycle parking, refuse storage facilities and landscaping. I attach a copy of the above application that has been received under the Town and Country Planning Acts. Any views you should wish to make should be returned to me no later than 18/10/2016.		

Observations / Comments:

Dear Daphney,

I have been asked to comment on this application. I have read the informatiun provided by the developer, including the noise assessment and in geneal found it to be satisfactory. However, I did not see mentions to vibration potentially ariginating from the plant room and disturbing nearby dwellings. The acoutic perfomance of the plant room appears sound for air born type noise though.

I should be grateful if the applicant could provide further information relating to the set up of the plant room and mitigation measures proposed to control vibrations from the plant/equipment.

I noted that commercial units are proposed to the gound floor but no information has been given in relation to the type of business that may operate from the proposed site. I would need to understand the types of commercial activities that will take place to the ground in order to provide you with an adequate responce. Should businesses by involved in food (particularly odorous) i would need to be provided with a report (acoutic and odour) showing mitigation measures. Should business operate within the proposed development be of a particularly noisy type, again this would need to be disclosed to ensure acoutice measures are adequate for the

type of activity thus not capable of disturbing residential or commercial neighbours. It may be that each commercial unit would need to provide and gain planning consent on their own, merit prior operating at the site and I should be grateful if you could advise me on this matter.

Due to the proposed works, I should be grateful if conditions (rather than informatives) be inserted within the consent, should you be minded to grant this application and relating to

- Dust control mitigation measures during the demolition/construction period
- Working hours for noisy activities
- no bonfires on site at any time

Regarding Hours of Work:

You are hereby requested 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 in-house and nearby residential properties from noise and vibration nuisance

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.

Regarding Dust Control:

You are hereby requested to ensure that dust mitigation measures are put in place, to prevent any potential dust nuisance from occurring during the demolition, excavation, clearance and construction phases of the development.

This is in order to protect the occupants of nearby residential properties from dust pollution.

Further, should any illumination be proposed, I should be grateful to receive information relating to this issue.

I hope this helps

Please do not hesitate to contact me if you have any queries or would like to discuss the above.

Kind regards

Laurent

Mr. Laurent Lemagnen

Senior Environmental Health Officer