

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/15/01667	Your Ref:	APP/15/01265
EH Case Officer Extn:	44 6666	Date:	23 November 2015
DC Case Officer:	David Eaves		
DC Case Officer Extn:	44 6549		
Application Number:	APP/15/01265		
Site Address:	3 Elm Grove, Hayling Island, PO119EA		
Proposed Development:	Demolition of timber building and garages and erection of new building containing 4No. 2 bed flats (revised scheme to that approved under Planning Permission APP/15/00368). 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 30 November 2015.		

Observations / Comments:

I have read through the documentation provided by the applicant and it would appear to be very similar to that provided for the one bedroom flats previously applied and granted Planning permission for.

If the Planning authority is of a mind to approve this application, I would ask that the following informatives be added, to any decision notice:

Informatives:

Regarding acoustic mitigation measures:

The applicant should ensure that the building envelope, including fenestration / ventilation and insulation, will meet BS8223:2014 standards as recommended for indoor ambient noise levels for dwellings, especially in relation to living rooms and bedrooms i.e during the day (07:00 to 23:00) 35 dB L Aeq,16 hour and at night (23:00 to 07:00) 30 dB L Aeq,8 hour for bedrooms.

This is to ensure the residential amenity of the property is not impacted upon by any internal or external noise levels.

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 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.

Regarding light pollution:

You are hereby requested to ensure that any external lighting that may be installed on this site, within the grounds or attached to the proposed building, is so positioned so as not to cause nuisance.

This is in order to protect the occupants of nearby residential dwellings from light pollution.

Please contact me should you require any clarification of any of the above items.

A handwritten signature in black ink, appearing to read 'MR. MOSS', with a large, sweeping loop at the end.

Mr. Mark Moss
Regulatory Officer
Environmental Health