

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/15/00173	Your Ref:	app/15/00078
EH Case Officer Extn:	44 6671	Date:	05 February 2015
DC Case Officer:	Daphney Haywood		
DC Case Officer Extn:	44 6513		
Application Number:	app/15/00078		
Site Address:	127A-127B London Road, Waterloooville		
Proposed Development:	Demolition of existing bungalows and erection of 27 sheltered apartments for the elderly, including communal facilities, access, car parking 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 13 February 2015.		

Observations / Comments:

Dear Daphney;

I have been asked to comment on this application. Although the application from an EH Environment appear satisfactory, i would be grateful if conditions could be imposed, should you decide to grant the authority. I have concerns with the Plant room and the lift within the proposed construction, which may negatively impact on the potential residents.

I did not see any document discussing the potential impact and mitigations measures for the lift and plant room.

Please find conditions below.

1. Noise from demolition/Construction.

Condition 1: No works or ancillary operations associated with the construction of the development which is audible at the site boundary or at such other place as may be agreed with the Local Planning Authority, shall take place on any Sunday or Bank Holiday, nor on any other day except between the following times
Monday to Friday – 8.00 a.m. – 6.00 p.m.
Saturday – 8:00 a.m. – 13.00 p.m.

Unless in association with an emergency or with the prior written approval of the Local Planning Authority.

Reason: To protect the occupants of nearby residential properties from noise disturbance.

2. Dust suppression method. _

Condition 2: Construction/demolition works. The commencement of the development shall not take place until a programme for the suppression of dust during the construction/demolition of the development has been submitted to and approved in writing by the Local Planning Authority. The measures approved shall be employed throughout the period of construction/demolition unless any variation has been approved by the Local Planning Authority.

Reason: In the interests of residential amenity.

3. Noise generated from the plant and other equipments.

Condition 3: Any proposal relating to install noise making equipment (i.e. plant room equipment and lift) schemes shall be agreed and approved in writing by the District Planning Authority prior any development takes place.

Reason: To protect the occupants of residential properties from noise and vibration.

4. Noise generated from delivery vehicles and times of delivery.

Condition 4: Deliveries shall only be taken at the site between the hours of 07:00am – 20:00pm Monday to Friday and 07:00am – 19:00pm Saturdays and not at all on Sundays and recognised public Holidays.

Reason: In the interest of the amenities of occupiers of nearby residential properties.

5. Lighting scheme. _

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 properties from light disturbance.

6. Disposal of waste related to the use of the premises.

Condition 6: A clear waste management policy shall be submitted and approved in writing by Local Planning Authority. The applicant shall provide Havant Borough Council with a clear statement explaining the method of waste management which will be used throughout the applicant activities i.e. Disposal of trade waste, disposal of office waste, etc..

Reason: To prevent contamination to land, water course and smell nuisance.

Informative note to Applicant (Bonfires Smoke)

No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

Please do not hesitate to contact me if you wish to discuss any of the above matters raised or would like further explanation

A handwritten signature in black ink, consisting of a stylized 'L' and 'M' intertwined, with a horizontal line extending to the right.

Mr. Laurent Lemagnen
Senior Environmental Health Officer