

Good morning Stephen,

Thank you for the application. I have been asked to comment on it and below are my comments.

In principle, I would not be against the proposal, however, I need to ensure that any businesses taking residence at the site won't negatively affect either, local residents or other businesses when the site is built.

I have looked at the information available on the Planning Portal and Meridio, however, there is only minimal information and therefore I would not really be able to comment fully. Having said this, some principles for all business may be used.

Please find below some conditions that would apply to all sort of business, however, once you have more information as to the actual use of the site, please let me know and I will comment further.

1. Noise from demolition/construction works
2. Dust suppression method to be used at the proposed site.
3. Noise generation from refrigeration units and other equipment.
4. Delivery times and delivery vehicle type.
5. Lighting scheme(s) within the proposed development.
6. Disposal of waste related to the use of the premises.

7. Smell suppression system.

I do not object to the application provided that the following conditions are imposed on any consent granted

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 refrigeration units and other equipments.

Condition 3: Any proposal relating to install noise making equipment (i.e. refrigeration units, air conditioning, extract ventilation equipments) schemes shall be agreed and approved in writing by the District Planning Authority prior any development takes place.

Reason: To protect the occupants of nearby residential properties from noise, vibration and/or odour nuisance.

BS4142 Requirement

Noise resulting from the use of any/all plant, machinery or equipment shall not exceed a level of 5dB(A) below the existing background level (or 10dB(A) below if there is a particular tonal quality) when measured according to British Standard BS4142-1997.

Reason: in the interests of protecting the local residents from unreasonable noise levels which would be detrimental to the residential character of the area.

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

Condition 4: Deliveries shall only be taken and/or dispatched from the site between the hours of 07:00 – 18:00pm Monday to Friday and 08:00am – 13:00pm 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.

7. Smell suppression system.

Condition 7: Any proposal relating to install smell suppression equipment (i.e. extract ventilation equipments) schemes shall be agreed and approved in writing by the District Planning Authority prior any development takes place.

Reason: To protect the occupants of nearby residential properties from noise, vibration and/or odour nuisance.

I hope this helps, but please forward me any firm proposal for each unit so that specific comment/conditions or refusal may be issued

Kind regards

Laurent

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