

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/15/00431	Your Ref:	APP/15/00284
EH Case Officer Extn:	44 6666	Date:	20 April 2015
DC Case Officer:	Heather Lealan		
DC Case Officer Extn:	44 6523		
Application Number:	APP/15/00284		
Site Address:	Site of Former Warehouse, Stanbridge Road, Havant		
Proposed Development:	Outline Application for Demolition of existing building and structures and redevelopment of the site with the erection of up to 11,363 sq m of accommodation for industrial and warehouse purposes within Use Class B1,B2 and B8, together with associated car and HGV parking and access, ancillary office and related facilities. Access, layout and building height to be determined, appearance and layout reserved. I attach a copy of the above application that has been received under the Town and Country Planning Acts.		

Observations / Comments:

I refer to the above application under the Town & Country Planning Acts passed to this Service for comment.

I have read the enclosed documentation provided by the applicant, including the acoustic report and can comment as follows:

I have no objection in principle to the demolition of existing buildings on this site and the replacement with new structures and facilities.

At this stage however, it is uncertain as to which option of three, that the applicant is going to follow, which will impact on the final noise potential from the site. Option One could see the southern end of the site being used for deliveries / pick-ups, which would create noise levels which could impact on nearby residential homes. Options 2 & 3 would have all loading / off-loading taking place on the western side of the site, which will then put the new building between the loading area & the closest residential areas in Denvilles, thus improving the potential noise levels to the nearest residential properties. It is also possible at this point in time that an Option 4 or 5 may also be presented.

If Option 1 is to be chosen i.e single unit occupancy as presented, I would expect a further detailed report to be submitted as to the potential noise levels directly affecting the nearest residential properties to the southern end of the site, once we have more

detail as to periods of operation, types of operation, what type of industry will occupy the proposed premises and consequently what additional noise levels could be expected, especially in terms of external and internal plant and the siting of the same, construction materials to be used especially on the eastern facade, including height and length of this facade.

As the development could potentially lead to a detrimental loss of amenity if not nuisance, to nearby residential properties due to odour, noise and general disturbance, I would ask that if the Committee were of a mind to approve this application, that the following conditions and informatives be applied, at this time, to any consent that may be granted:-

Condition 1: Fixed plant:

Any proposals relating to the installation of fixed noise making equipment e.g. refrigeration units, air conditioning, extract ventilation equipment, and so forth, shall be agreed and approved in writing by the District Planning Authority prior to any development taking place.

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

Condition 2. External lighting

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 residents of nearby properties from light disturbance / pollution.

Informatives:

It would be appreciated if it is ensured that the following informatives are included:

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

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.

Dust Control:

You are hereby requested to ensure that the Environmental Health Pollution team, at Havant Borough Council are advised in writing as to what measures are to be put in place for the control of any dust that might emanate from the development site.

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

Should you have any queries in relation to the above, please do not hesitate to contact me.

A handwritten signature in black ink, appearing to read 'Mark Moss', with a large, stylized initial 'M' and a trailing flourish.

Mark Moss
Regulatory Officer
Environmental Health