

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/15/01100	Your Ref:	APP/15/00773
EH Case Officer Extn:	44 6671	Date:	30 July 2015
DC Case Officer:	Sally Smith		
DC Case Officer Extn:	44 6522		
Application Number:	APP/15/00773		
Site Address:	Marconi Underwater Systems, Elettra Avenue, Waterlooville, PO7 7XS		
Proposed Development:	Proposed Development: Erection of a restaurant/drive thru (Classes A3/A5) with associated parking, servicing, access and landscaping.		

Observations / Comments:

Good morning Sally,

I have been asked to comment on this application. I have read the information provided however, could not find any information relating to odour suppression, description of plant/equipment/ventilation etc. and noise mitigation measures to that of the noise making equipment.

I understand that this application related to McDonalds however, I read information about Lidl taking residence on that same site.

I read that prior permission was approved on APP/12/00652 on 31/07/13 "Outline application for demolition of "main building" and ancillary restaurant and redevelopment to provide business units (Class B1, B2 and B8), car showroom, drive thru restaurant, hotel and restaurant and associated parking with access from Elettra Avenue." and it may be the case that conditions relating to supply information, noise survey etc.. was conditioned at that stage.

I would need to be satisfied that the whole development will not negatively affect the surrounding area in terms of noise (plant and equipment, deliveries vehicle, additional customer traffic, odour from the cooking extract system, lighting (advertising signs, internal). further, my colleague, Mr J Driver, may comment on issues relating to air quality and contaminated land.

As the application currently stands and without information to allow me to provide you with an adequate response, I would like to object to this application. However, should you be minded to approve this application I would like the following conditions to be added to the permission.

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. Noise generated from equipments/plant.

Condition 2: Any proposal relating to noise making equipment (i.e. exhaust system, air conditioning, ventilation) 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 nuisance.

BS4142 Requirement

Noise resulting from the use of any/all plant, machinery or equipment shall not exceed a level of 0dB(A) of the existing background level (or 10dB(A) below if there is a particular tonal quality) when measured according to British Standard BS4142-2014.

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

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

Condition 3: 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.

4. Smell suppression system.

Condition 4: 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.

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.

Informatives

No bonfires:

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.

As I have said it may be that those condition are already placed on the previous application (2012) however, i would need to assess the suitability.

Please do not hesitate to contact me if you have any queries.

Kind regards

Laurent

A handwritten signature in black ink, consisting of a stylized, cursive script that appears to read 'Laurent'.

Mr. Laurent Lemagnen

Regulatory Officer, Environmental Health