

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/15/00983	Your Ref:	APP/15/00732
EH Case Officer Extn:	44 6671	Date:	16 July 2015
DC Case Officer:	Daphney Haywood		
DC Case Officer Extn:	44 6513		
Application Number:	APP/15/00732		
Site Address:	Dunsbury Hill Farm, Park Lane, Cowplain, Waterlooville, PO8		
Proposed Development:	Variation of Condition B6 of Planning Permission APP/12/00338 to change the maximum B8 floorspace from 12,356 square metres (20%) to 18,534 square metres (30%). 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 24 July 2015.		

Observations / Comments:

Good morning Daphney,

I have been asked to comment on this application. I have read the documents relating to the noise and vibration aspect provided by PCC and found them to be satisfactory. However I have concerns with various aspect of this development in terms of noise and vibration.

Firstly, Should you be minded to grant this planning application I would like a condition to be imposed and requiring that prior occupation, tenants must supply evidence that any operations, plants, machineries, equipment will not add to the existing and typical background noise levels at various time of day or night (should they operate 24 hours a day)and at the closest noise sensitive receptor. Since background noise levels will vary throughout the day/night, typical background noise levels will need to be used when producing a BS4142-2014 report. Ultimately the aim should be to achieve a 0dB increase (or better) to this typical noise level.

Each and every tenant will need to provide in writing, to the Local Planning Authority, prior occupation, a noise survey following the principle of BS4142-2014.

Having read the documentations, I could not see information relating to dust suppression to be utilised during the construction stage. This issue may already have been discussed and conditioned in previous application (approved or not) however, should this issue had not been raised, I would be grateful if a condition relating to dust suppression could be imposed. This to

ensure minimal disturbance to local residents.

1. Noise generated from equipment.

Condition 1: Any proposal relating to noise making equipment 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 and/or vibration.

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 typical background level (or lower) 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.

2. Noise from demolition/Construction.

Condition 2: No works or ancillary operations associated with the construction of the development which is audible at the nearest noise sensitive receptor 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.

3. Dust suppression method.

Condition 3: 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.

Informative

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.

A handwritten signature in black ink, consisting of several overlapping loops and a long, sweeping horizontal stroke at the bottom.

Mr. Laurent Lemagnen
Regulatory Officer, Environmental Health