

To: Daphney Haywood
From: Mike Smith
Date: 20th August 2013

Reference: Application no: APP/13/00765

Site Address: Merok House Rest and Convalescent Home, 46 New Brighton Road, Emsworth, PO10 7QR

Proposed Development: Internal alterations, proposed replacement side extension (3 storey), proposed replacement side/rear extension (2 storey) with new build addition, and infill of existing central courtyard to form 30 bed care home. Closure of one existing vehicular access and provision of additional parking.

I am writing in connection to the above application, which has been passed to Environmental Health for comment. I can see that the applicant has taking into account my previous comments as to potential noise and odour from the kitchen and laundry and relocated these. There is however no detail about any proposed kitchen extraction/ventilation equipment or other equipment such as air conditioning or refrigeration units included on the plans, all of which may have the potential to make noise and disturb local residents.

Although I have no adverse comments to the application, I would ask that there are conditions covering potential noise/light disturbance from the new proposals, and conditions mitigating any disturbance during construction:

1. Construction or demolition work of any sort within the area covered by the application shall only take place between the hours of 0800-1800 on Monday to Fridays and 0900-1300 on Saturdays. No work at all shall take place on Sundays and Bank or Statutory Holidays.
2. No bonfires to be allowed on site during the period of demolition, clearance and construction.
3. Notwithstanding any information contained in the current application, no floodlighting or other form of external lighting scheme shall be installed unless it has been approved by the Local Planning Authority. Details shall include, intensity and contours of illumination at various locations but including illumination levels at the nearest residential properties. 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.
4. Any proposal relating to install noise making equipment (i.e. refrigeration units, air conditioning, extract ventilation equipments, heat pump) 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 and to avoid “creeping” background noise levels in the area.