

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/19/01560	Your Ref:	APP/19/00703
EH Case Officer Extn:	44 6666	Date:	28 August 2019
DC Case Officer:	David Eaves		
DC Case Officer Extn:	44 6549		
Application Number:	APP/19/00703		
Site Address:	Langstone Technology Park, 2B Langstone Road, Havant, PO9 1SA		
Proposed Development:	Part-demolition of Building 1000 and associated works; the erection of new flexible use industrial units; and a new parking layout with associated works to layout and access. 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 28/08/2019.		

Observations / Comments:

I have read through the documentation provided by the applicant and have no objection in principle to the proposed development.

I note that the two points of concern I had raised at pre-application stage have been covered, with an acoustic survey to determine baseline background levels, and comments related to MGV / HGV traffic access to the site.

It is intimated that MGV & HGV traffic will be using the Brookside Road site entrance in relation to the proposed erection of new industrial units within part of the existing south car park. If this can be confirmed and / or conditioned, I would have no further adverse comment to make in this regard.

With regard to the Acoustic report 18980.PPCR.01.Rev D, baseline background levels have now been established for both day and night time periods. These can then serve as a baseline for each of the future units occupants, to ensure that any potential noise generating operation, be it during the day or night, can be assessed if required, for each individual unit, against these baseline levels. Any mitigation measures that may be required, to ensure no adverse impact on existing residential receptors, must then be implemented.

A condition similar to that as suggested on page 9 of the above report should be added to any positive decision by the Planning authority. It should be noted that the British standard referred to in this condition, BS4243:2014 is, I believe is a typing error and should read as BS4142:2014.

I would also ask that the following informatives be added to any future full application approval that may be granted.

Informatives:

Regarding 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

Regarding Dust Control:

You are hereby requested to ensure that dust mitigation measures are put in place, to prevent any potential dust nuisance from occurring during the demolition, excavation, clearance and construction phases of the development.

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

Regarding light pollution:

You are hereby requested to ensure that any external lighting that may be installed on this site, within the grounds or attached to the proposed buildings, is so positioned so as not to cause nuisance.

This is in order to protect the occupants of nearby residential dwellings from light pollution.

Please contact me should you require any clarification of any of the above items.



Mr. Mark Moss
Regulatory Officer, Environmental Health