

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/15/01743	Your Ref:	APP/15/01743
EH Case Officer Extn:	44 6666	Date:	22 December 2015
DC Case Officer:	David Eaves		
DC Case Officer Extn:	44 6549		
Application Number:	APP/15/01743		
Site Address:	60 Hazleton Way, Waterlooville, PO8 9BT		
Proposed Development:	3No. 1-bed flats and 1No. 2 bed flat to rear of 60-62 Hazleton Way, Waterlooville.		

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 16 December 2015.

Observations / Comments:

I have perused the documentation provided by the applicant and have no objection to the proposed development. I would however ask that the following condition and informatives be added to any approval that may be granted.

Condition 1:

The applicant to confirm that the acoustic mitigation measures to be employed with regard to the building envelope, including fenestration and ventilation, will meet BS8223:2014 standards as recommended for indoor ambient noise levels for dwellings, especially in relation to living rooms and bedrooms i.e during the day (07:00 to 23:00) 35 dB *L* Aeq,16 hour and at night (23:00 to 07:00) 30 dB *L* Aeq,8 hour for bedrooms. Such mitigation measures to also ensure that residents will not be affected by any structural, airborne or impact noise related to the proximity of the proposed development to the external access staircase and especially in relation to the ground floor flat at 60 Hazleton Road, which will back directly onto a commercial shop premises (subdivision of this shop premises appears to be proposed to achieve this purpose).

Reason: To ensure the residential amenity of the property is not impacted upon by any internal or external noise levels.

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 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.

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.

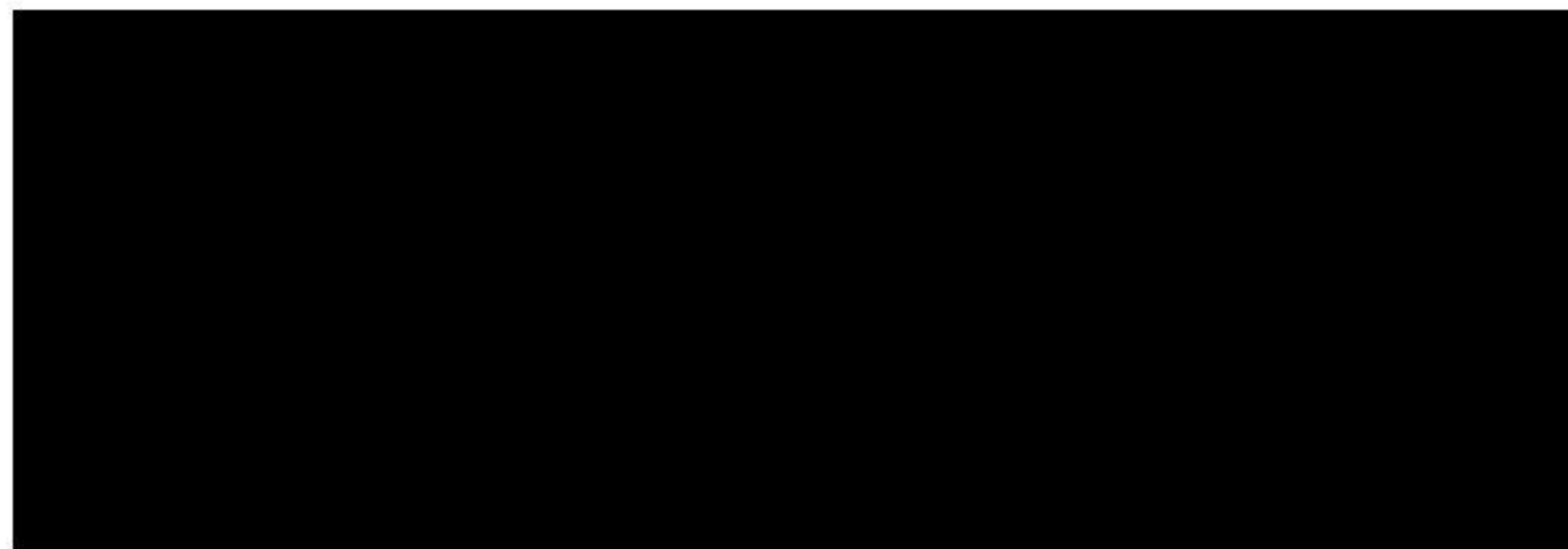
This is in order to protect the occupants of nearby residential properties from dust pollution.

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 building, 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