

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/15/01626	Your Ref:	APP/15/00919
EH Case Officer Extn:	44 6666	Date:	11 December 2015
DC Case Officer:	Daphney Haywood		
DC Case Officer Extn:	44 6513		
Application Number:	APP/15/00919		
Site Address:	Land north of, Station Road, Hayling Island		
Proposed Development:	Mixed-use development comprising 76No. dwellings (including 30% affordable housing); 4No. 1bed, 22No. 2 bed, 31No. 3bed; and 19No. 4 bed dwellings; and 1000sqm of light-industrial accommodation (use Class B1) with associated parking, access, landscaping and surface water drainage. I have received further amended details in respect of the above, details of which will shortly be on the Planning Section of the Council's website at www5.havant.gov.uk/acolnetdconline/acolnet.gov .		

Observations / Comments:

I refer to previous comments made by this office under CONS/15/01282, whereby it was requested that a noise assessment be provided, describing current background levels. I have read through the noise assessment now provided and would ask that the following conditions and informatives be imposed on any decision granted:

Condition 1: Acoustic fence on southern boundary.

The proposed acoustic barrier fence between development and existing business on the southern boundary to be installed as per the acoustic consultants report. Indication should also be given as to the person/ s who will be responsible for the future maintenance of this acoustic fence.

Reason: In the interests of residential amenity and to protect the nearest sensitive receptors from noise nuisance.

Condition 2: B1 Commercial business units

An acoustic report should be submitted for each unit occupied, dependant on the usage of the unit and also whether any air source heat pumps, airconditioning units and the like are to be installed. This report should show that the existing current background levels will not be increased as per the requirements of BS4142:2014, and as indicated in Section 5.6 of the Acoustics 24 Noise Impact Assessment dated 30 October 2015.

Reason: To ensure the residential amenity of the adjacent and nearby residential properties are not impacted upon by any external noise levels.

As these units would also have the ability to convert to B8 status under permitted development, I would ask that the units be restricted to times of operation, such as 07:00 to 19:00 Monday to Friday and 08:00 to 16:00 Saturdays, and not at all on Sundays and public holidays.

I would also ask that the following informatives be added to any decision notice issued:

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.

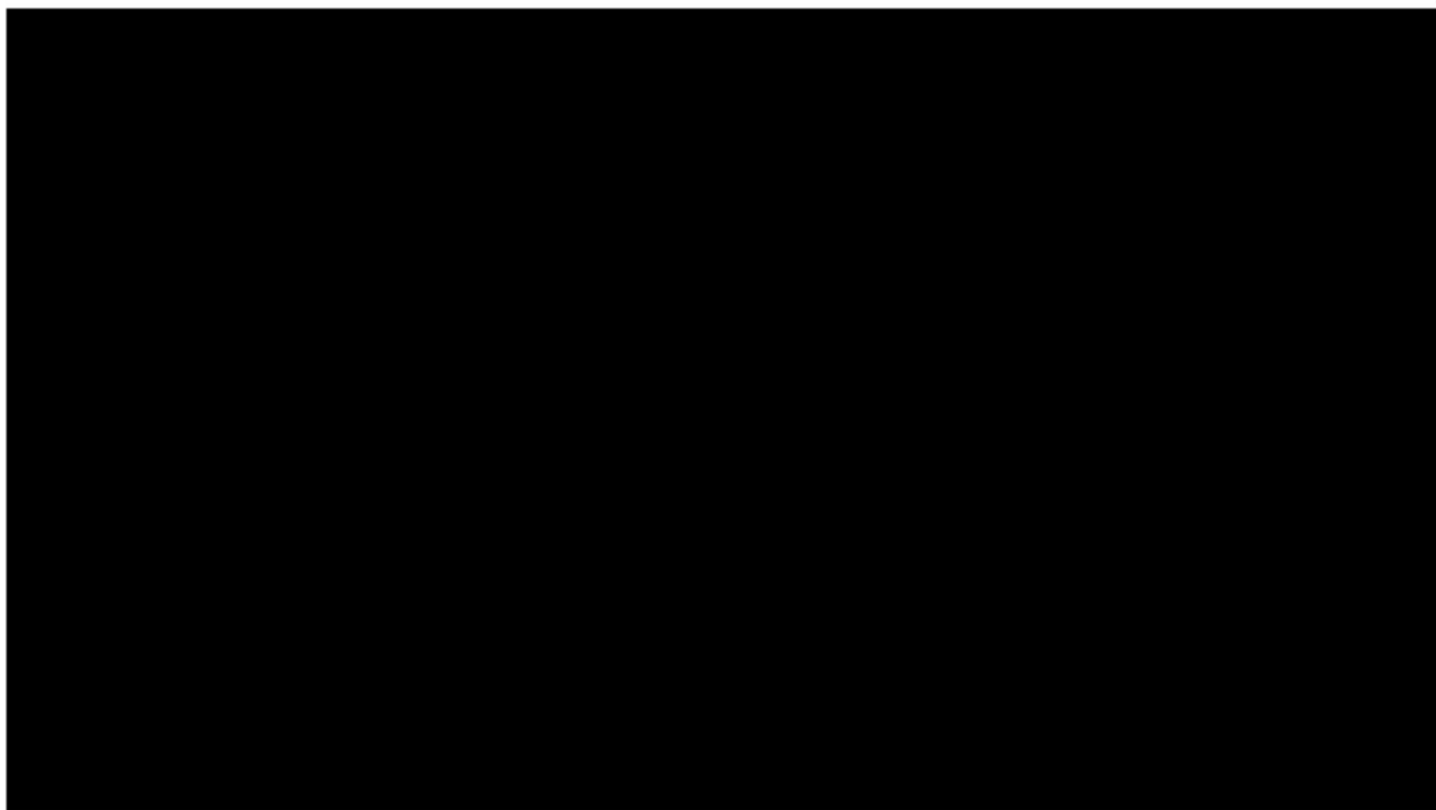
This is in order to protect the occupants of nearby residential properties from dust pollution.

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