

Planning Application Reference: APP/26/00006

Description: Demolition of existing storage outbuildings and construction of a new building incorporating dormers to provide 3 class E units, with associated car parking.

Location: Fiscal House, 2 Havant Road, Emsworth, PO10 7JE

The above application has been reviewed.

Environmental Health (pollution) has no objection to the proposal providing suitable conditions are included to prevent any adverse impacts to residential amenity.

Some uses within class E have potential to generate noise (gyms, dance halls etc.), the use class can also include the provision of cooked food, which may result in odours.

Any external plant to be installed would require approval.

The construction phase of the development should be appropriately managed.

The following conditions are recommended.

Opening Hours - Public

The hours of operation shall be restricted to 07:00 to 22:00 Monday to Sunday. Outside of these hours the premises shall be vacated and closed to the public.

Reason: In the interests of the amenities of occupiers of nearby properties.

Amplified Music

All external doors and windows to rooms where amplified music or amplified voice is played shall remain closed whenever such activity is taking place, except for the purpose of momentary access or egress or in an emergency. For the avoidance of doubt, this condition does not apply to doors forming part of an internal lobby.

Reason: In the interests of the amenities of occupiers of nearby properties.

External Plant

No external plant or equipment (including but not limited to air handling units, compressors, refrigeration units and extraction systems) shall be installed on the building or within the site without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of occupiers of nearby properties.

Construction Environmental Management Plan (CEMP)

No development (including demolition) shall take place until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the local planning authority. Thereafter all works shall be carried out in accordance with the approved Statement throughout the construction period. The Statement shall provide for:

- Development contacts, roles and responsibilities
- An indicative programme for carrying out of the works
- the parking of vehicles of site operatives and visitors
- a public communication strategy, including a complaints procedure
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- wheel washing facilities
- details of construction and boundary lighting
- measures to control the emission of dust and dirt during construction
- Details of measures to demonstrate Best Practicable Means to control noise and vibration during construction (including an itinerary of plant and equipment, and details of acoustic screens or barriers)

- a scheme for recycling/disposing of waste resulting from demolition and construction works

Dust Informative Note

The Dust control element of the CEMP should include a site-specific dust management plan resulting from a risk assessment as detailed in IAQM document '*Guidance on the assessment of dust from demolition and construction, 2024*'.

Noise Informative Note

Noise control measures shall implement Best Practicable Means (BPM) in accordance with the Control of Pollution Act 1974. Guidance on best practice measures is provided in BS 5228:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites and the CIEH London Good Practice Guide: Noise and Vibration Control for Demolition and Construction (2016).

Imperforate timber hoarding, 2.4 m in height and with a minimum surface mass of 10 kg/m², should be installed at site boundaries adjoining sensitive receptors where reasonably practicable. All gaps, joints, and edges should be fully sealed to ensure effective noise attenuation.

Kind regards,

Craig Milligan

Environmental Health Officer