Planning Application Reference: APP/26/00035

Description: Planning Application for proposed demolition of existing hotel restaurant and replacement with new hotel annexe building providing additional hotel bedrooms and all associated works.

Location: Premier Inn Portsmouth (Havant), 65 Bedhampton Hill Road, Bedhampton, Havant, PO9 3JN

Environmental Health (pollution) has no objection to the above application, however the following matters must be considered.

Construction

The construction phase has the potential to cause adverse impacts to nearby residents if not properly managed.
A condition requiring the submission and approval of a Construction Management Plan is therefore recommended.

Noise

The Scotch Partners Noise Impact Assessment, Revision 00 (25/10/2024) has been reviewed. The methodology generally accords with BS 4142:2014+A1:2019, and the findings are largely reliable.

There are, however, elements that reduce confidence in the robustness of the baseline data.
Weather information for the measurement period was obtained from a weather station in Southampton, approximately 27 km from the development site. Weather conditions at that location may not reflect those at the site itself. As the measurements were taken in October (a month with frequent rainfall), any wet road conditions near the microphone would have elevated baseline noise levels, particularly given the proximity to major roads.

Despite this concern, the baseline values recorded remain plausible in context, and the predicted noise rating levels at the nearest noise sensitive receptor are not expected to result in adverse impact.

The noise assessment is therefore accepted.
A plant noise restriction condition is recommended.

Odour

Details of the odour control measures to be incorporated into the proposed commercial kitchen extraction system must be submitted for approval. A suitable condition is required to ensure appropriate odour mitigation.

The following conditions are recommended, should permission be granted.

Plant noise rating level

The cumulative noise rating level (LAr,Tr) from all fixed mechanical and electrical plant and equipment associated with the development, operating simultaneously, shall not exceed 50 dB LAr,1hr between 07:00 - 23:00 and 41 dB LAr,15min between 23:00 - 07:00, as measured or calculated at the boundary of the nearest noise-sensitive receptor, in accordance with BS 4142:2014+A1:2019, with all acoustic feature corrections applied as appropriate.

Reason: to protect residential amenity

Demolition and Construction Management Plan

Prior to the commencement of any works, a Demolition and Construction Management Plan shall be submitted in writing to, and approved by, the Local Planning Authority. This shall include details relating to:

- the control of noise and vibration emissions from demolition and construction activities including groundworks and the formation of infrastructure including arrangements to monitor noise emissions from the development site during the demolition and]construction phase
- the control of dust including arrangements to monitor dust emissions from the development site during the demolition and construction phase

Development shall be carried out in compliance with the approved Demolition and Construction Method Statement, unless otherwise approved in writing by the Local Planning Authority

Reason: to protect residential amenity

Odour control – extraction system

Prior to the installation of any commercial kitchen extraction or ventilation system, a detailed scheme for the assessment and control of odour and fume emissions shall be submitted to and approved in writing by the Local Planning Authority.
The scheme shall be prepared with reference to the EMAQ guidance document *'Control of Odour and Noise from Commercial Kitchen Exhaust Systems'* and shall include an odour risk assessment, details of the proposed odour and fume abatement equipment, details of discharge arrangements, including stack height and efflux velocity, and a maintenance and replacement schedule for all abatement equipment.

The approved scheme shall be fully installed before the extraction system is first brought into use and shall thereafter be retained and maintained in accordance with the approved details.

Reason: to protect residential amenity

Kind regards,

Craig Milligan

Environmental Health Officer

Environmental Health , Havant Borough Council, Public Service Plaza,

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