

Planning Application Reference: APP/26/00257

Description: External condenser unit installations along east and south elevations along with south access pathway revisions

Location: Langstone Technology Park, 2B Langstone Road, Havant, PO9 1SA

Having reviewed the Syntegra Consulting document entitled 'Unit 7, Langstone Technology Park, Havant, Hampshire, PO9 1SA | Plant Noise Assessment | Ref: 26-16285 PNA Rev C' (dated June 2026), I am satisfied that noise from the proposed plant has been adequately assessed.

Whilst the report does not address the previous concern raised regarding the influence of mounting on plant sound pressure levels, it is considered that an additional +3dB would not materially affect the outcome of the assessment to give rise to significant adverse impact.

Conditions are recommended to secure the details in the submitted noise report and to require submission of a Construction Environmental Management Plan and details of any external lighting.

Recommended conditions

Approved external plant details

The external plant shall be installed in accordance with the approved Air Conditioning Layout drawing (2T-4376-HEX-FUGRO-UNIT 7-GF-AC) and the Syntegra Plant Noise Assessment report reference: 26-16285 PNA Rev C (dated June 2026), including installation of the silencers in the AL-750 and AL-550 exhaust fans as detailed in section 8.1 of the Syntegra report.

The approved plant and mitigation measures shall be retained and maintained thereafter. Any deviation from the approved details shall first be approved by the Local Planning Authority.

Reason: In the interest of the amenity of occupiers of nearby premises.

Noise

The cumulative noise rating level arising from external plant at the approved development site shall not exceed the existing background sound level LA90,T prevailing at the time of assessment when measured or assessed in accordance with BS4142:2014+A1:2019 at the façade of any noise sensitive premises.

Reason: In the interest of the amenity of occupiers of nearby premises.

Construction Environmental Management Plan (CEMP)

No development shall take place until a Construction Environmental Management Plan (CEMP) 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 CEMP throughout the construction period. The CEMP 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
- measures 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

Notes

The CEMP shall include that no burning of waste materials shall take place on site.

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*'.

The noise control element of the CEMP should implement Best Practicable Means to minimise noise. Guidance can be found in BS5228-1:2009+A1:2014 and CIEH guidance document 'London Good Practice Guide: Noise & Vibration Control for Demolition and Construction, 2016'.

Reason: In the interest of the amenity of occupiers of nearby premises.

Construction Hours

Construction of the development including site traffic and deliveries shall only be carried out between 08:00 and 18:00 Mondays to Fridays and 08:00 and 13:00 on Saturdays and at no time on Sundays and Public Holidays.

Reason: To ensure that the amenities of the area are not detrimentally affected by the construction of the site outside reasonable working times

External Lighting

No external lighting shall be installed until details have been submitted to and approved in writing by the Local Planning Authority. This submission shall include a layout plan with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles). The approved scheme shall be installed, maintained, and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

External lighting shall be designed and installed in accordance with ILP Guidance Note 1 for the reduction of obtrusive light, 2021.

Reason: To protect residents from light pollution.

Kind regards,

Craig Milligan

Environmental Health Officer

Environmental Health , Havant Borough Council, Public Service Plaza,
Civic Centre Road, Havant, PO9 2AX



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