

From: Karl Riahi
Sent: 17 June 2015 14:03
To: Mark Peacock
Subject: S6/2015/1034/FP - 31 Salisbury Square

DEPARTMENT

17 JUN 2015

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Dear Mark,

Please find attached my consultation response for the change of use at 31 Salisbury Square.

Kind regards,

Karl Riahi
Environmental Health Officer
Public Health and Protection
Welwyn Hatfield Borough Council
01707 357459
k.riahi@welhat.gov.uk



31 Salisbury
Square.docx

Planning Consultation Memo

Date	Planning Officer	Environmental Health Officer
17/06/15	Mark Peacock	Karl Riahi
Planning Application Number	Worksheet Number	
S6/2015/1034/FP	WK/70179	

Address: 31 Salisbury Square, Hatfield, Hertfordshire, AL9 5JD

Application Details: Change of use from B1 to C3 of existing building and minor elevational alterations to facilitate conversion to 6 flats, extension and conversion of existing loft space to provide 1 new flat and construction of new block in existing car park to provide 3 new flats.

Considerations relevant to Environmental Health for this application

Noise from the adjacent car parks
Noise from neighbouring businesses
Noise from traffic along the A1000 and railway line
Contaminated land

Description of site and discussion of considerations

There are no indications that noise from the car park has caused any disturbance to the existing residential properties in the area, as such it appears unlikely that the proposed development will be detrimentally affected by noise associated with the car park.

There are restaurants/ takeaways next to the site, however, no complaints have been made regarding these premises in the past. The general usage and orientation of the businesses also appears unlikely to cause a noise disturbance to future occupants of the development.

A site visit has shown that the general area in front of the development is relatively quiet, the rear by the car park also appears shielded by neighbouring buildings and sufficient distance from the A1000 and railway line to not warrant the inclusion of a sound insulation and ventilation condition.

Through interrogation of the Council's mapping systems, there is no indication that the proposed development will be sited on land deemed to be contaminated. It is recommended that an unexpected finds condition be placed on the application in the event that any unknown past use of the site has resulted in contamination.

Conclusion

Recommend planning application is permitted
Recommend planning application is permitted but with conditions
Recommend planning application is refused

Conditions and Informatives

Contaminated Land: Residential Extensions and small developments

Unexpected Finds Condition

During excavation works the developer shall take account of any changes in ground conditions such as colour variations, any odour or liquid/solid substances encountered. If significant visual or olfactory evidence of contamination is discovered during development it shall be fully assessed and an appropriate remediation scheme shall be submitted to the Local Planning Authority for written approval. Before any part of the development hereby permitted is occupied the developer shall provide written confirmation that all works were completed in accordance with the revised remediation scheme.

Noise control

1. All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Council, shall be carried out only between the hours of :
8.00am and 6.00pm on Mondays to Fridays
8.00am and 1.00pm Saturdays
and at no time on Sundays and Bank Holidays
2. The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times
3. All plant and machinery in use shall be properly silenced and maintained in accordance with the manufacturers' instructions
4. All compressors shall be sound reduced models, fitted with properly lined and sealed acoustic covers, which shall be kept closed whenever the machines are in use. All ancillary pneumatic percussive tools shall be fitted with mufflers or silencers of the type recommended by the manufactures.
5. All machines in intermittent use shall be shut down during intervening periods between work, or throttled down to a minimum. Noise emitting equipment, which is required to operate continuously, shall be housed in suitable acoustic enclosures.
6. Items of plant and equipment shall be maintained in good condition so that extraneous noise from mechanical vibration, squeaking or creaking is reduced to a minimum.
7. All pile driving shall be carried out by a recognised noise reducing system.
8. Where practical, rotary drills and bursters, actuated by hydraulic or electric power shall be used for excavating hard material

9. In general, equipment for breaking concrete and the like, shall be hydraulically actuated.
10. 'BS 5228 Noise Control on Construction Sites' should be referred to for guidance in respect of all work carried out by the developer, their main contractor and any sub contractors.
11. Any emergency deviation from these conditions shall be notified to the Council without delay
12. Any planned deviations from these conditions for special technical reasons, shall be negotiated with Council at least 14 days prior to the commencement of the specific work.
13. Permissible noise levels are not specified at this stage.

Dust control

1. All efforts shall be made to reduce dust generation to a minimum
2. Stock piles of materials for use on the site or disposal, that are likely to generate dust, shall be sited so as to minimise any nuisance to residents or neighbouring businesses. Materials for disposal shall be moved off site as quickly as possible.
3. Water sprays shall be used, as and when necessary, to reduce dust from particularly "dusty" activities or stock piles.