

## Planning Consultation Memo

Date	Planning Officer	Environmental Health Officer
05/12/18	Sarah Madyausiku	Karl Riahi
Planning Application Number	Worksheet Number	
6/2018/2497/FULL	WK/102409	

**Address:** 1-5 Park Street Hatfield AL9 5AT

**Application Details:** Change of use of the existing grade 2 listed building from office (B1) to 4 x residential flats (C3) with associated internal and external alterations.

### Considerations relevant to Environmental Health for this application

Noise from commercial properties

### Description of site and discussion of considerations

#### Noise from commercial properties

There is some concern over noise from the public house directly opposite this proposed change of use.

Complaints have been received in the past in relation to noise, the last of which was over 2 years ago.

Although being directly opposite, there are other residential properties in very near vicinity, including directly next door and over the road on Fore Street.

On this basis, a pragmatic approach is being taken, which accepts there will be some noise which would be expected of a public house, but that currently it is being managed in such a way as to not detrimentally impact the amenity of the area to cause complaints.

It is still however, recommended that a condition be placed on the application which requires a sound insulation scheme to be incorporated into the development, where possible bearing in mind that this is within a conservation area.

### Conclusion

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

### Conditions

#### Sound Insulation (including ventilation)

Prior to the commencement of the development the applicant shall submit to, for approval by the Local Planning Authority details of the glazing scheme and ventilation systems required to be installed to protect the property from noise associated with commercial properties in the area.

Reason – to protect the amenity of the residents.

## **Informatives**

### **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.