

Planning Consultation Memo

| Date | Planning Officer | Environmental Health Officer |
|-----------------------------|------------------|------------------------------|
| 27/06/18 | David Elmore | Karl Riahi |
| Planning Application Number | Worksheet Number | |
| 6/2018/1186/FULL | WK/98734 | |

Address: 11 Northaw Park Hook Lane Potters Bar EN6 4DA

Application Details: Subdivision of existing single dwelling into two dwellings, with the installation of a front door and window to facilitate conversion of a garage into a hall, corridor and utility room

Considerations relevant to Environmental Health for this application

Noise from traffic along Coopers Lane
Noise from additional people on site and between properties
Noise from nearby commercial/religious premises
Contaminated Land

Description of site and discussion of considerations

Noise from traffic along Coopers Lane

The proposed development is over 160m from Coopers Lane, and is therefore unlikely to be significantly impacted by traffic noise. The proposed changes within the building do not dramatically change habitable living areas, on this basis, we will not require a noise impact assessment. It is also likely that the internal noise levels will meet those within BS8233 without the need for specific sound insulation measures.

Noise from additional people on site and between properties

The house is semidetached which will limit the transfer of noise to other existing properties in the locality with the main concern being for the direct neighbours. Looking at the existing and proposed layouts, there is very little change to the layout, and the main changes are taking place at the furthest point from the attached neighbouring property. As such, it is unlikely that there will be any noticeable impact from the proposed changes.

Noise from nearby commercial/religious premises

There have been no recent complaints about noise from the commercial/religious premises and it is also located over 120m away. As such, at this time, there are no significant concerns over the impact from this premises on the proposed development.

Contaminated Land

No sources of potential contamination are showing for the site on the Council's mapping system

Conclusion

- | | |
|---|--------------------------|
| Recommend planning application is permitted | X |
| Recommend planning application is permitted but with conditions | <input type="checkbox"/> |
| Recommend planning application is refused | <input type="checkbox"/> |

Conditions and Informatives

N/A

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.