

## Planning Consultation Memo

Date	Planning Officer	Environmental Health Officer
01/03/18	William Myers	Karl Riahi
Planning Application Number	Worksheet Number	
6/2018/0233/PN11	WK/96204	

**Address:** 12 Harpsfield Broadway Hatfield AL10 9TF

**Application Details:** Prior approval for the change of use from office (B1) (a) to dwellinghouse to include the creation of 4 dwellings

### Considerations relevant to Environmental Health for this application

Noise from traffic along Comet Way  
Noise from nearby commercial units

#### Description of site and discussion of considerations

The location is by a busy road and above an Indian restaurant in a mixed use area where noise levels are expected to be high.

#### Noise from traffic along Broadwater Road and Bridge Road

A noise impact assessment provided with the application assesses noise from traffic along Comet Way and gives recommendations on glazing and ventilation.

Within the report the mechanical ventilation is recommended to comply with Part F of the Building Regulations. There is some concern over whether this will be suitable for the proposed properties during the summer months, as it is likely that the occupants will need to open windows to maintain a suitable temperature within the properties. Opening windows will lead to the internal noise levels exceeding those within BS8233:2014.

A SAP assessment is one tool that can be used to calculate the effectiveness of the proposed ventilation system in line with the likely temperatures expected in the property and therefore the required ventilation rates. Otherwise, we would require the ventilation rates within the Noise Insulation Regulations 1975 to be adhered to as they are specifically set up for enabling windows to be kept closed in noisy environments.

Any external amenity areas need to comply with the 55dB WHO Guidelines for Community Noise level.

#### Noise from nearby commercial/industrial premises

The acoustic report also assesses noise from the commercial unit on the ground floor, with the noise associated with general activities not being of concern due to music and voices not being audible within the first floor property.

The condenser unit and extract system for the restaurant on the ground floor were also assessed. The levels given are significantly above the background noise level, with the rating level at night being 16dBA above the background noise level.

The report provides recommendations of mitigation measures to reduce the noise levels from these items of equipment. It is recommended that a condition is placed on the application that requires these works or similar to take place, as otherwise, the amenity standards for future occupants of the development will be poor and likely to lead to complaints.

### **Conclusion**

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

### **Conditions and Informatives**

#### **Sound Insulation (including ventilation)**

Prior to the commencement of the development the applicant shall submit to, for approval in writing by the Local Planning Authority, details relating to a scheme to protect the proposed development from traffic noise and commercial noise which shall be implemented before any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing. The scheme shall ensure the indoor ambient noise levels in living rooms and bedrooms meet the standards within BS 8233:2014. Any associated mechanical ventilation will need to meet the requirements of Noise Insulation Regulation 1975.

Reason – to protect the occupants of the new development from noise disturbance.

#### **Noise from plant and equipment associated with commercial unit**

Prior to the commencement of the development the applicant shall submit to, for approval in writing by the Local Planning Authority, details relating to a scheme to mitigate the noise from the condenser unit and kitchen extract associated with the commercial unit on the ground floor.

Reason – to protect the occupants of the new development from noise disturbance

### **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.