

Planning Consultation Memo

Date	Planning Officer	Environmental Health Officer
14/01/19	William Myers	Karl Riahi
Planning Application Number	Worksheet Number	
6/2018/3182/FULL	WK/104471	

Address: 12 Harpsfield Broadway Hatfield AL10 9TF

Application Details: Mixed-use development comprising of 8 student residential units (incorporating 21 study bedrooms), 169 sq.m of a4 commercial space(existing) with the associated on-site parking, pedestrian access, refuse and cycle storage

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 trickle ventilation and opening windows is recommended as the system to provide ventilation within the proposed properties. There is some concern over whether this will be suitable for the 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.

Results from noise monitoring position 2 at the rear of the property are shown to be below 55dB, and the report states that the communal external amenity area on the roof will comply with the 55dB WHO Guidelines for Community Noise level. Although the balconies are unlikely to comply with the WHO level, as residents will have access to the communal space this is not seen as an issue.

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. They also mention that additional mitigation in the structure of the extension may be required to ensure that this level of sound insulation is maintained.

The report mentions that the plant associated with the restaurant will be removed and relocated as part of the extension works. The current noise at the rear of the premises associated with the plant is seen to be significant and a potential impact on the amenity of the proposed development. Design noise levels have been suggested within the report and do not seem unreasonable when taking into account the existing noise climate of the area, however, new plant or existing if re-used will have to be assessed for tonality to fully assess the impact.

We would want to see more information on this aspect of the development to ensure that amenity is protected and complaints would be unlikely.

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

Sound Insulation (including ventilation)

Prior to the occupation 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 occupation 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

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.