

Planning Consultation Memo

Date	Planning Officer	Environmental Health Officer
03/07/2020	Emily Stainer	Karl Riahi
Planning Application Number	Worksheet Number	
6/2020/1177/FUL	WK/118410	

Address: 12 Harpsfield Broadway Hatfield AL10 9TF

Application Details: Retention of the use of the first and second floor levels from Retail (A1) to 2 small HMO units (with no more than four occupants each).

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

Previous consultation responses have advised on the need for a suitable glazing and ventilation scheme due to the noise associated with both traffic and commercial noise in the area.

Where opening windows leads to noise levels exceeding those within BS8233, then a suitable ventilation scheme will be required. As standard, a system which provides ventilation rates that meets those within the Noise Insulation Regulations should be provided.

Alternative to this, a SAP assessment 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 which would be specific for the properties in question.

A report provided with a previous application stated that the communal external amenity area on the roof will comply with the 55dB WHO Guidelines for Community Noise level.

If mitigation measures have not been incorporated into the development before, then it is recommended that the standard sound insulation condition is placed on the application.

Noise from nearby commercial/industrial premises

The acoustic report (provided with a previous application) also assessed 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 also mentioned that plant was to be relocated, it is unclear if these mitigation measures have taken place. It is therefore recommended that the condition advised for the previous application is placed on this application.

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 any above ground 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 noise due to adjacent commercial/industrial businesses 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 are 10dB below the standards within BS 8233:2014 and LAmax levels are not to exceed 40dB internally with windows closed.

Mechanical ventilation will need to be installed, with ventilation rates required to meet those found within The Noise Insulation Regulations 1975.

Alternative methods and rates can be considered, however, evidence that overheating will not occur will need to be provided in the form of a SAP assessment conducted with windows closed and the ventilation rate for the system being substituted for those within Appendix P.

Outdoor amenity areas will need to meet the 55dB WHO Community Noise Guideline Level.

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.