

Planning Consultation Memo

Date	Planning Officer	Environmental Health Officer
22/09/15	Mark Peacock	Karl Riahi
Planning Application Number	Worksheet Number	
S6/2015/1061/MA	WK/70581	

Address: Plot 6000, Hatfield Business Park, Hatfield

Application Details: Erection of a private healthcare facility (Use Class C2), together with car parking, cycle parking, boundary treatment, landscaping, lighting and access

Considerations relevant to Environmental Health for this application

Noise from plant and equipment
Noise from deliveries
Lighting
Contaminated Land
Odour from the kitchen extract system

Description of site and discussion of considerations

Noise from plant and equipment

For a development of this size it is likely that there will be significant amount of noise associated with plant and equipment. An acoustic report provided by the applicant along with a separate covering letter shows that they will be installing plant and equipment to produce noise levels lower than 10dB below the background noise level at the nearest residential properties. Ensuring that the noise produced by this equipment is at least 10dB below the background noise level will have a major impact on its audibility, making a loss of amenity unlikely.

No details of actual plant or equipment to be installed has been provided, it is recommended that a condition be placed on the application requiring this information be provided along with an assessment showing that it will not breach the 10dB below background noise limit.

Noise from deliveries

From the main site plan, it appears that there will be an element of shielding of the delivery activities due to the building envelope blocking the line of site of this area. However, it is still expected that noise from deliveries at unsociable times will have the potential to cause a loss of amenity at the closest residential properties to the site. As such it is recommended that a condition restricting delivery times be placed on the application.

External Lighting

External lighting for a development this size could be another issue, leading to potential light trespass and nuisance. The applicant has provided a lighting assessment which indicates that the lighting levels will adhere to those within the Institution of Lighting Engineers guidance

Contaminated Land

A report provided by the applicant shows that the site was mainly used as a sports ground, with no evidence of made ground or any other sources of contamination, including those that could migrate onto the site from previous uses in areas near to the site. On this basis it is unlikely that any contamination will be found, however, due to the previous use of the surrounding land it is still recommended that an unexpected finds condition be placed on the application.

Odour from the kitchen extract system

Although sufficient odour dissipation is likely due to the distance to the nearest residential properties, we would still like to see details of odour abatement measures for the expected kitchen extract system. Details of the type of food to be prepared on site would also be useful in ascertaining the suitability of the proposed system. The applicant is expected to adhere to the Defra Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems.

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

Noise from plant and equipment

Prior to the commencement of the development the applicant shall submit to, for approval by the Local Planning Authority, details relating to noise from plant and equipment to be installed at the premises with evidence in the form of an acoustic report showing that noise emissions from plant and equipment will be 10dB (L_{Aeq}) below the background noise level (L_{A90}) at the nearest residential property (using the methodology outlined within BS4142:2014).

Reason –to protect the amenity of the residents and other nearby residential properties

Lighting

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting which is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

Reason.

In the interest of visual amenity and/or highway safety.

Unexpected contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing within 7 days to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination, development must be halted on that part of the site.

Before development recommences on the part of the site where contamination is present a scheme outlining appropriate measures to prevent the pollution of the water environment, to safeguard the health of intended site users, and to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation and approved conclusions shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter the development shall not be implemented otherwise than in accordance with the approved remediation scheme.

Reason:

To ensure that the potential contamination of this site is properly investigated and its implication for the development approved fully taken into account.

Deliveries to Proposed Development

Deliveries to the proposed development are to not take place outside the hours of 7am to 7pm on Monday to Saturday and 10am to 7pm on Sundays.

Reason –to protect the amenity of the residents and other nearby residential properties

Odour Control for Kitchen Exhaust System

Prior to the use of the development the applicant shall submit to, for approval by the Local Planning Authority, details relating to odour control for the kitchen exhaust system.

Reason –to protect the amenity of the residents and other nearby residential properties

Informative:

Contact HSE regarding Health and Safety

You are advised to contact the Health and Safety Executive in order to ensure that all regulations, licensing, etc is carried out in order to comply with the requirements of the Health and Safety at Work etc Act 1974 .

Informative:

Contact EHO regarding Food Safety

You are advised to contact the Public Health and Protection Department of the Governance Directorate on 01707 357242 in order to ensure that all regulations, licensing, etc is carried out in order to comply with the requirements of the Food Safety and Hygiene (England) Regulations 2013.

Construction 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.

Construction 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.