

Planning Consultation Memo

Date	Planning Officer	Environmental Health Officer
25/07/16	June Pagdin	Karl Riahi
Planning Application Number	Worksheet Number	
6/2016/1068/FULL	WK/79998	

Address: Barham Court, 80 Station Road, Cuffley, Potters Bar, EN6 4HY

Application Details: Addition of use A3 to the Commercial Unit.

This application is in relation to the commercial unit which is currently under construction. The original planning reference for the site is S6/2014/0243/MA.

Considerations relevant to Environmental Health for this application

Noise and odour from kitchen extract

Noise from plant and equipment

Noise from activities associated with A3 usage

Description of site and discussion of considerations

Noise from plant and equipment

Any plant and equipment to be installed for the A3 usage will need to at least 10dB below the background noise level at the nearest residential property. This should be achievable with the right choice of plant, installation and mitigation measures. It is recommended that a condition requiring this noise level criteria for plant and equipment is placed on the application. The applicant will also need to prove compliance with this condition by way of an acoustic assessment and before the site is occupied.

Noise and odour from kitchen extract

Odour from the kitchen extract for the proposed A3 usage will need to be controlled in line with the guidance from Defra – Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems. The extent of odour suppression will depend on the type of food being sold.

A condition requiring details of odour suppression systems to be submitted prior to building works commencing is recommended to be placed on the application. Noise from this system will need to also be borne in mind and must achieve the same criteria as other plant and equipment to be installed as mentioned above.

Another factor to take into account would be vibration from the system and potential transmission to the residential properties above.

Noise from activities associated with the A3 usage

There is a potential for noise from the A3 usage in terms of people noise, music etc. Ensuring satisfactory sound insulation between the different aspects of the building should minimise this impact. The sound insulation incorporated will need to be adequate for the activities taking place and the number of customers expected.

Controlling the hours of use will also minimise the potential for loss of amenity at the nearest residential properties.

Without knowing the business that will be running the A3 usage, it is difficult to fully assess the potential impact that customers will have in the area.

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 (pre construction)

Prior to the commencement of the development the applicant shall submit to, for approval in writing 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 properties (using the methodology outlined within BS4142:2014).

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

Noise from plant and equipment (post construction)

Prior to working occupation of the building, a manned measured noise survey will be carried out of all plant and equipment under usual operating conditions.

The survey must reference an agreed measured background level at agreed monitoring locations.

Noise measurements must be taken at nearest sensitive receptors to demonstrate that the combined operation of all plant and equipment is 10dBA (L_{Aeq}) below the background noise level (L_{A90}). Measurement parameters must include the L_{A90} , L_{Aeq} , $L_{A Max}$ and frequency analysis.

Measurements must demonstrate that there is no distinct tonal element from the plant equipment that could have a detrimental effect on the nearest sensitive receptor.

If noise measurements demonstrate that this criteria cannot be achieved, noise mitigation measures such as acoustic screening or silencers must be implemented to ensure that the planning condition number can be met. All noise measurements must be taken at first floor and ground floor level.

Monitoring locations must be agreed by the Local Planning Authority. They will be at 1 metre from the facade at 1.2 metres above ground level and at first floor level of the nearest noise sensitive properties. Monitoring will also be carried out at the boundary of these properties using the same height criteria.

Monitoring will be carried out at identified representative times and hours of use of the development.

The reason is to carry out testing to prove compliance with the planning condition relating to noise levels.

Odour Control for Kitchen Exhaust System

A scheme of odour control for the A3 usage shall be submitted to and approved in writing by the Local Planning Authority before any development takes place. The associated report must contain evidence of how the odour abatement control measures have been chosen, including information on dwell times, flow rates and type of filters being used etc.

Thereafter, the buildings shall not be occupied until the approved scheme has been fully implemented.

Reason –to protect the amenity of nearby residential properties

Hours of use

The A3 premises shall be restricted to use between the hours of 08:00 – 23:00 on any day.

Reason – to protect the occupants of nearby properties from noise disturbance.

Hours of deliveries

No deliveries shall be taken from the site outside the hours of 08:00 – 20:00 Mondays to Fridays, 08:00 – 17:00 Saturdays nor at any time on Sundays, Bank or Public Holidays.

Reason – to protect the occupants of nearby properties from noise disturbance.

Informative:

Contact EHO regarding Health and 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 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.

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.