

From: Roger Evans
Sent: 22 September 2014 17:43
To: planning comments
Subject: S6/2014/1696/FP 19 Kingsmead Cuffley
Attachments: Contaminated Land Unexpectedd finds condition.docx; consite-noise-dust.doc

22 SEP 2014

I am concerned that this reached EH on 10-9-14 but the deadline is indicated as 5-9-14 – so I am not sure if my comments will be out of time ???

However here they are :-

- Because of the location , I am not concerned about the effect of environmental noise on future occupiers.
- The development site is very close to residential properties so there is a potential for noise and dust nuisance during demolition and construction. To this end I think the developer should submit for approval a construction management plan which indicates how noise and dust problems will be controlled. Certainly the hours of work are critical and should be limited to those indicated in the guidance note attached.
- Our historical records do not provide any information which might indicate the presence of contaminated land at this site, so I consider the unexpected finds condition would be sufficient in this case; this is attached.

Hope that's helpful

Kind regards

Roger Evans

Environmental Health Officer

Contaminated Land: Residential Extensions and small developments

Unexpected Finds Condition

During excavation works the developer shall take account of any changes in ground conditions such as colour variations, any odour or liquid/solid substances encountered. If significant visual or olfactory evidence of contamination is discovered during development it shall be fully assessed and an appropriate remediation scheme shall be submitted to the Local Planning Authority for written approval. Before any part of the development hereby permitted is occupied the developer shall provide written confirmation that all works were completed in accordance with the revised remediation scheme.

CONSTRUCTION NOISE AND DUST CONTROL

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.