

Planning Consultation Memo

Date	Planning Officer	Environmental Health Officer
14/06/2017	Mark Peacock	Karl Riahi
Planning Application Number	Worksheet Number	
6/2017/1176/PN11	WK/89464	

Address: Blackhorse House, 36 Salisbury Square, Hatfield, AL9 5DD

Application Details: Prior approval for the change of use from Office (B1 (a)) to a dwellinghouse (C3) to include the creation of 16x 1 bedroom flats

Considerations relevant to Environmental Health for this application

Noise from nearby commercial/industrial premises

Description of site and discussion of considerations

The proposed development is located on a mixed use site, it is surround by other office buildings, residential properties and mixed commercial units including a public house.

Noise from nearby commercial/industrial premises

The acoustic technical note provided with the application gives a subjective assessment of the local area in terms of the various noise sources.

In this case, noise from commercial units (including the public house) were not deemed to present an unacceptable level of noise to the proposed development.

Similar has been witnessed in the area by officers within Public Health and Protection both during the day and in the evenings within the Salisbury Square area.

The only concern is noise from the public house, which has sometimes resulted in complaints from neighbouring residential properties, however, currently, this is not occurring frequently.

As such, there will be not be a request for an additional full noise impact assessment.

Conclusion

- Recommend planning application is permitted X
- Recommend planning application is permitted but with conditions □
- Recommend planning application is refused □

Conditions and 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.