

Planning Consultation Memo

Date	Planning Officer	Environmental Health Officer
28/06/19	Mark Peacock	Karl Riahi
Planning Application Number	Worksheet Number	
6/2019/1338/FULL	WK/108963	

Address: University of Hertfordshire, Club de Havilland, Mosquito Way, Hatfield, AL10 9EU

Application Details: Change of use from entertainment and leisure (Use Class D2) to teaching facility (Use Class D1)

Considerations relevant to Environmental Health for this application

Noise from D1 use class
Noise levels within class room environment
Noise from plant and equipment

Description of site and discussion of considerations

Noise from D1 use class

The change of use from a leisure facility to a teaching facility is unlikely to cause a noticeable change in noise levels at the nearest residential properties. This is also taking into account the sports science activities, which will comprise the use of equipment such as rowing and running machines.

Noise levels within class room environment

A noise impact assessment provided with the application provides information on the expected noise levels within class rooms to ensure a suitable teaching environment in line with BB93.

In terms of the teaching environment, unless for junior or secondary schools, the standard of the internal environment will be left to the applicant to decide upon, albeit with the recommendation that they provide the best environment possible for their students.

In any case, the noise impact assessment has shown an existing good standard in terms of internal noise levels which will continue to be achieved through the use of mechanical ventilation.

Noise from plant and equipment

The acoustic report also takes on board the noise from plant and equipment and sets design parameters in line with what would be required to ensure that there is no detrimental impact on the nearest residential properties. This shows that noise from plant and equipment associated with the development will be 10dB (LAeq) below the background noise level (LA90) at the nearest residential properties (5dB below the background noise level if evidence is provided which shows that no tonality is present).

Conclusion

- | | |
|---|--------------------------|
| Recommend planning application is permitted | X |
| Recommend planning application is permitted but with conditions | <input type="checkbox"/> |
| Recommend planning application is refused | <input type="checkbox"/> |

Conditions

N/A

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.