

Planning Consultation Memo

Date	Planning Officer	Environmental Health Officer
01/11/17	Raphael Adenegan	Karl Riahi
Planning Application Number	Worksheet Number	
6/2017/2288/FULL	WK/93043	

Address: First Floor 12 Harpsfield Broadway Hatfield AL10 9TF

Application Details: Change of use from Office (B1 (a)) to a Dwellinghouse (C3) to include the creation of 4 dwellings

Considerations relevant to Environmental Health for this application

Noise from traffic along comet way
Noise from nearby commercial/industrial premises

Description of site and discussion of considerations

The location is close to a busy road and near to and above commercial properties.

Noise from traffic along Comet Way

Comet Way is relatively busy, with a significant potential to impact on the amenity of the future occupants of the development, as such the applicant will need to ensure that the internal noise environment meets the criteria within BS8233:2014, as such, a suitable glazing scheme informed by the noise impact assessment will need to be installed.

If opening windows raises the internal noise levels above those within BS8233, a suitable mechanical ventilation system will need to be incorporated into the building to ensure adequate ventilation/cooling rates, particularly of significance during the summer months. The noise impact assessment mentions trickle vents for ventilation, however, this is likely to not be sufficient during the summer months. A SAP assessment should show the cooling requirements for the building.

It is recommended that a condition requiring a suitable glazing and ventilation scheme is placed on the application.

Noise from nearby commercial/industrial premises

The noise impact assessment shows that noise due customers and operations within the kitchen of the premises below will not impact on the future residents of this proposed development.

However, there is real concern with how noise from the plant/equipment associated with the ventilation system is to be controlled. This has been classed as tonal and is showing from the noise readings as being loud. As such, it is recommended that a condition requiring these sources of noise to be controlled, if this is not possible then the development should not go ahead as complaints would be likely as shown by the BS4142 assessment.

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

Sound Insulation (including ventilation)

Prior to the commencement of the development the applicant shall submit to, for approval in writing by the Local Planning Authority, details relating a scheme to protect the proposed development from traffic noise which shall be implemented before any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing. The scheme shall ensure the indoor ambient noise levels in living rooms and bedrooms meet the standards in BS 8233:2014. Any associated mechanical ventilation will need to meet the ventilation requirements found with The Noise Insulation Regulations 1975.

Reason – to protect the occupants of the new development from noise disturbance.

Noise from plant/equipment associated with commercial premises

Prior to the commencement of the development the applicant shall submit to, for approval in writing by the Local Planning Authority, details relating a scheme to control the noise from plant and equipment associated with the nearby commercial premises (the rating noise level will need to meet the background noise level).

Reason – to protect the occupants of the new development from noise disturbance.

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.