**Planning Consultation Memo**

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| **Date** | **Planning Officer** | **Environmental Health Officer** |
| 22/10/15 | Mr S Dicocco | Karl Riahi |
| **Planning Application Number** | **Worksheet Number** |  |
| 6/2015/1690/FULL | WK/73345 |  |

**Address:** Green Lanes Primary School, Green Lanes, Hatfield, Hertfordshire, AL10 9JY

**Application Details:** Proposal: Erection of single storey rear and side extension to existing kitchen and dining area and repositioning of existing bicycle stand

**Considerations relevant to Environmental Health for this application**

Noise from plant and equipment

Noise from activities inside the proposed extension

Lighting

Contaminated Land

**Description of site and discussion of considerations**

Noise from plant and equipment

There is no mention of additional plant or equipment to be installed, from the type of design it appears unlikely that any significant plant or equipment will need to be installed. However, if the applicant is to install any significant plant or machinery then we would expect the applicant to submit details.

Noise from activities within the proposed extension

The main usages appear to be dining during lunch and potentially after school hours by the community. The exact activities likely to be carried out by the community during hiring are not listed. The end usages will inform the level of sound insulation required, for instance, amplified music or licensable activities may cause a loss of amenity during after school activities at the nearest residential properties. It is recommended that a sound insulation condition is placed on the application, with the applicant having to demonstrate that no loss of amenity will occur, either through the usages taking place or by a sufficient sound insulation scheme.

Lighting

The design and access statement mentions external lighting to be installed, although described as low power, due to how close the residential properties are to this proposed development there may still be the likelihood that the external lighting scheme causes a loss of amenity. The applicants will need to ensure that the lighting scheme complies with the ILE guidance, and it is recommended that a condition to this effect is placed on the application.

Contaminated Land

To the North of the site there is indication of former industrial works and there is not a significant distance separating the proposed development from this area (10m and sited underneath housing).

It is recommended that an unexpected finds condition is placed on the application in case there is any residual contamination which has migrated on site.

**Conclusion**

Recommend planning application is permitted □

Recommend planning application is permitted but with conditions x

Recommend planning application is refused □

**Conditions and Informatives**

Lighting

At least six months prior to the commencement of the development the applicant shall submit to, for approval in writing by the Local Planning Authority, details relating to the external lighting scheme (including vertical lux diagrams). This scheme must meet the requirements within the Institution of Lighting Engineers guidance notes for the reduction of obtrusive lighting.

Reason –to protect the amenity of residential properties in the near vicinity to the development

Unexpected contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing within 7 days to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination, development must be halted on that part of the site.

Before development recommences on the part of the site where contamination is present a scheme outlining appropriate measures to prevent the pollution of the water environment, to safeguard the health of intended site users, and to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation and approved conclusions shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter the development shall not be implemented otherwise than in accordance with the approved remediation scheme.

Reason:

To ensure that the potential contamination of this site is properly investigated and its implication for the development approved fully taken into account

Sound insulation

A scheme of sound insulation for the building shall be submitted to and approved in writing by the Local Planning Authority before any development takes place. Thereafter, the building shall not be occupied until the approved scheme has been fully implemented.

Reason. To protect the occupants of nearby residential properties 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

1. 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
2. All plant and machinery in use shall be properly silenced and maintained in accordance with the manufacturers’ instructions
3. 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.
4. 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.
5. 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.
6. All pile driving shall be carried out by a recognised noise reducing system.
7. Where practical, rotary drills and bursters, actuated by hydraulic or electric power shall be used for excavating hard material
8. In general, equipment for breaking concrete and the like, shall be hydraulically actuated.
9. ‘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.
10. Any emergency deviation from these conditions shall be notified to the Council without delay
11. 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.
12. Permissible noise levels are not specified at this stage.

**Dust control**

1. All efforts shall be made to reduce dust generation to a minimum

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1. 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.
2. Water sprays shall be used, as and when necessary, to reduce dust from particularly "dusty" activities or stock piles.