

Planning Consultation Memo

Date	Planning Officer	Environmental Health Officer
27/04/17	Mark Peacock	Karl Riahi
Planning Application Number	Worksheet Number	
6/2017/0550/MAJ	WK/87869	

Address: Land adjacent to Porsche Garage, Hatfield Avenue, Hatfield, AL10 9UA
Application Details: Erection of a 75 bed elderly care home development (C2) with 20 parking bays and associated landscaping.

Considerations relevant to Environmental Health for this application

Noise from nearby industrial units and road traffic

Noise from plant and equipment associated with the proposal

Noise associated with operation of proposed development

Lighting

Contaminated Land

Air quality

Noise from deliveries

Description of site and discussion of considerations

Noise from nearby industrial units and road traffic

There are many large industrial units nearby, which are regularly serviced by HGV traffic. The impacts of this can be seen from the noise readings taken for the noise impact assessment.

These noise levels will mean that windows will need to remain closed to ensure that the internal noise levels stipulated within BS8233:2014 are not exceeded.

As such, we will require mechanical ventilation to be installed to ensure that windows can be kept closed, which is especially important during the summer months.

Due to the LA_{max} levels measured, we would also like to see these taken into account when choosing the glazing specification to ensure that sleep disturbance is minimised, as these levels could equate to well over 45dB LA_{max} internally at night taking into account the proposed glazing scheme of 25dBA attenuation.

Outside amenity areas must comply with the 55dB WHO Community Noise Guideline level,

Noise from plant and equipment

With developments of this size there is the likelihood that a significant amount of plant and equipment will be installed. Potentially, depending on noise levels, this may impact on the amenity of nearby residential properties.

Any proposed plant will need to be 10dB below the background noise level at the nearest sensitive receptors, and it is recommended that a condition to this effect is placed on the application. It is noted that the acoustic report provides background noise levels for this element of the application.

We would also expect a post installation noise assessment to ensure that noise levels for plant and equipment meet the criteria discussed above.

Noise from activities associated with the development

The general noise environment is seen to be residential in nature, with some commercial type elements internally (hair and nail salon). The normal day to day activities aren't seen as being especially noisy therefore they aren't viewed as being a potential issue.

Odour from commercial kitchen and associated extract

Although this type of development would not normally be seen as preparing food especially greasy or odourous, it is important that Kitchen extract system is suitable for the type of food being prepared on site.

As such it is recommended that a condition requiring details relating to the kitchen extract system are provided prior to operation.

Lighting

An assessment of lighting to be installed should be carried out to assess the potential impact on residential properties in the area. Vertical lux diagrams will be required which can then be compared to the light intrusion into windows values within the Institute of Lighting Engineers guidance.

Contaminated Land

A desk top study of potential contamination was provided with the application, this shows that the risk is low. Based on information pertaining to the adjacent site, it appears unlikely that this site will contain sources of contamination that will impact the future occupants of the site.

One concern however, is that this site has a different use and is more domestic in nature to that of the adjacent site and outside area may receive more use as a consequence, including gardening activities as such, it is recommended that an intrusive investigation is undertaken to ensure that there is no risk of contamination. The report recommended intrusive testing for the collection of geotechnical data and at the same time some testing of soil samples for potential contamination.

Air quality

This area is currently being shown as being close to the 40mg/m³ air quality limit, and is on the verge of being declared an air quality action area. However, at this time, due to not being formally declared, an objection will not be made. The applicant is advised to look at whether this site is suitable for the intended occupants and a full

air quality impact assessment will be required (in terms of the future occupants with mitigation measures incorporated where available).

Noise from deliveries

Noise from deliveries could cause issues if taking place during unsocial hours (Issues normally arise from metal cages being moved around and impacts from loading and unloading of vehicles), however, the area designated on the plan for deliveries is shown as being away from residential properties on Manor Road with potential shielding by the proposed building.. Even so, it is still recommended that times of deliveries are controlled to minimise potential noise issues as much as possible.

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

Contaminated Land: Residential Extensions and small developments

Sound Insulation (including ventilation)

Prior to the commencement of the development the applicant shall submit to, for approval by the Local Planning Authority details of the glazing scheme and ventilation systems required to be installed to meet the internal noise levels within BS8233:2014, the LAmax levels with the WHO Community Noise Guidelines and the ventilation standards within the Noise Insulation Regulations 1975 (as amended). Outdoor amenity areas must not exceed the 55dB WHO Community Noise Guideline Level.

Reason – to protect the amenity of the residents.

Noise from plant and equipment – pre installation

Prior to the commencement of the development the applicant shall submit to, for approval by the Local Planning Authority, details relating to noise from plant and equipment to be installed at the premises with evidence in the form of an acoustic report showing that noise emissions from plant and equipment will be 10dB (LAeq) below the background noise level (LA90) at the nearest residential property (using the methodology outlined within BS4142:2014).

Reason –to protect the amenity of the residents and other nearby residential properties

Noise from plant equipment - post installation

Before the development hereby approved is brought into use, a manned measured noise survey must be carried out and a report of the findings submitted to and approved in writing by the Local Planning Authority. The noise survey must include reference to measured background noise level at monitoring locations agreed by the Local Planning Authority. The noise emitted must be measured at 1.0m from the facade of the nearest residential premises to demonstrate that the noise emitted by

the combined operation of all external building services plant hereby permitted does not exceed 10db below background noise level at any time when the plant is operating. Measurement parameters must include the LA90, LAeq, LA Max and frequency analysis.

Should the plant fail to comply with this condition at any time, it shall be switched off and not used again until it is able to comply. The use of the equipment must not commence or re-commence until a fully detailed noise survey and report has been submitted to and approved in writing by the Local Planning Authority and approved mitigation measures such as acoustic screening or silencers have been implemented. The plant shall be serviced regularly in accordance with manufacturer's instructions and as necessary to ensure that the requirements of the condition are maintained at all times. Should the plant and equipment fail to comply with this condition at any time, it shall be switched off and not used again until it is able to comply.

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy R19 and D1 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

Lighting

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting which is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

Reason.

In the interest of visual amenity and/or highway safety.

Contaminated Land

Whilst undertaking soil sampling for geotechnical assessment of the ground, samples must also be taken to check for potential contamination.

The suite of contaminants required to be tested for must be informed by the risk assessment and known uses of the site and surrounding areas.

Findings of these tests must be shared with the Local Authority and any future actions agreed in terms of remediation where contamination with a risk to health of the future occupants is found.

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.

Deliveries to Proposed Development

Deliveries to the proposed development are to not take place outside the hours of 7am to 7pm on Monday to Saturday and 10am to 7pm on Sundays.

Reason –to protect the amenity of the residents and other nearby residential properties

Odour Control for Kitchen Exhaust System

Prior to the use of the development the applicant shall submit to, for approval by the Local Planning Authority, details relating to odour control for the kitchen exhaust system.

Reason –to protect the amenity of the residents and other nearby residential properties

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.