

Planning Consultation Memo

Date	Planning Officer	Environmental Health Officer
18/04/17	David Elmore	Karl Riahi
Planning Application Number	Worksheet Number	
6/2017/0624/MAJ	WK/88078	

Address: Plot 5000, Hatfield Business Park, Hatfield, AL10 9EZ

Application Details: Erection of a 3 storey building for B8 (storage and distribution) (4,878 sq metres) and B1 (office/light industrial) (1,550 sq metres) use, together with 100 car parking spaces, 10 cycle parking spaces, boundary treatment, landscaping, lighting and access.

Considerations relevant to Environmental Health for this application

Noise from plant and equipment associated with the proposal

Noise associated with operation of proposed development

Lighting

Contaminated Land

Air quality

Additional noise from traffic associated with the proposed development

Description of site and discussion of considerations

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.

A noise assessment supplied by the applicant shows that the proposed plant will be 10dB below the background noise level at the nearest sensitive receptors, as such no further requirements or conditions are required to be put on any equipment to be installed.

Noise from activities associated with the development

The site layout and expected operating hours should ensure that activities on site will have a limited impact on sensitive receptors in the area.

Lighting

It is expected that any lighting for the site would be in the area reserved for movement of vehicles and parking. This area shielded by the proposed building away from residential properties, and therefore unlikely to present an issue.

Contaminated Land

A Contamination and Land Quality assessment provided with the application concludes that from an intrusive investigation of the site there should not be any risk to human health or natural ground water.

Due to the type of use, the pathway of any potential contamination will be limited by the installation of hard standing and the building itself.

The main risk will be to workmen building the proposed development and an unexpected finds condition should ensure that measures are taken should contamination be found.

Air quality

The number of movements proposed for the site are unlikely to have a significant impact on the area in terms of air quality (12 HGV, 15 van and 15 sub 8 tonne lorry movements per day).

Due to the proximity to the school, the applicant is still advised to do all it can in addition to this to minimise air quality impacts by ensuring engines are not left running.

Additional noise from increase in traffic

As discussed above, traffic movements from HGVs is not as large as some other sites in the area.

The applicant is still advised to avoid using Hatfield Avenue so as to minimise disturbance to the residential properties fronting this road, especially in terms of HGV movements.

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

Unexpected Finds Condition

During excavation works the developer shall take account of any changes in ground conditions such as colour variations, any odour or liquid/solid substances encountered. If significant visual or olfactory evidence of contamination is discovered during development it shall be fully assessed and an appropriate remediation scheme shall be submitted to the Local Planning Authority for written approval.

Before any part of the development hereby permitted is occupied the developer shall provide written confirmation that all works were completed in accordance with the revised remediation scheme.

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.