

Planning Consultation Memo

Date	Planning Officer	Environmental Health Officer
19/07/19	David Elmore	Karl Riahi
Planning Application Number	Worksheet Number	
6/2019/1411/MAJ	WK/109525	

Address: Plot 5100 Mosquito Way Hatfield Business Park Hatfield AL10 9WN
Application Details: Erection of a multi-franchise car dealership (sui generis use) with offices (B1 use class), workshops (B2 use class) and car storage (B8 use class), together with car parking, cycle parking, boundary treatment, landscaping, lighting and access

Considerations relevant to Environmental Health for this application

Noise associated with activities on site

Noise from plant and equipment

Lighting

Contaminated Land

Description of site and discussion of considerations

Noise associated with activities on site

Due to the distance to the nearest residential property (approx 150m) and expected shielding from surrounding buildings, noise is not seen to be a significant concern in terms of the activities likely to take place on site, especially as the noisiest activities will take place internally. Vehicle movements are also not expected to be of significant concern. On this basis, there is not seen to be a requirement for a control in the operating hours of the site.

Noise from plant and equipment

A noise impact assessment provided with the application proposes a 10dB below background noise level for plant and equipment at the nearest residential property. This would be the required noise level if the noise produced is tonal in nature.

One concern is that the monitoring point was not by the residential properties, which may have an impact in terms of what the actual background noise is in that area.

It is not expected that the design criteria will be difficult to achieve due to shielding from surrounding buildings (depending on height that equipment is installed at) and the distance to residential properties. To ensure that no issues present themselves later once the development is in operation, it is recommended that a condition limiting the noise levels of plant and equipment is placed on the application.

Lighting

A lighting plan provided with the application shows areas which are to be lit, which would unlikely to impact on the amenity of residential properties in the area.

Contaminated Land

A geo-environmental investigation report supplied as part of the application shows that contamination is not an issue for the proposed use (from what has been found during the site investigation).

Also, due to the type of use, the pathway for any potential contamination would be limited by the installation of hard standing and the buildings on site.

It is recommended that an unexpected finds condition is placed on the application in the event that contamination is found during the construction phase of the development.

Conclusion

Recommend planning application is permitted
Recommend planning application is permitted but with conditions
Recommend planning application is refused

Conditions

Noise from plant and equipment

Noise from plant and equipment associated with the development shall 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).

Reason –to protect the amenity of residents in the locality

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.

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.