

Planning Consultation Memo

Date	Planning Officer	Environmental Health Officer
07/11/18	Mark Peacock	Karl Riahi
Planning Application Number	Worksheet Number	
6/2018/2150/MAJ	WK/101205	

Address: De Havilland Campus University Of Hertfordshire Mosquito Way Hatfield
Application Details: Erection of three storey business and social building, associated drainage, landscaping and ancillary works

Revised comments in light of contaminated land information

Considerations relevant to Environmental Health for this application

Noise from plant and equipment associated with the proposal
Noise associated with operation of proposed development
Contaminated Land

Description of site and discussion of considerations

Noise from plant and equipment

The acoustic report provided with the application shows that plant associated with the development will not impact on the amenities of the student accommodation nearby. Therefore, any residential properties outside of the Universities grounds are even more unlikely to be affected.

Noise from activities associated with the development

The type of activities proposed, the expected noise attenuation of the fabric of the building and the distance to residential properties makes an impact on amenity unlikely.

In terms of conditions to control activities, due to the type of usage, these are best left for control under the licensing regime for measures such as noise limiters and hours of use.

Contaminated Land

Information provided by the applicant shows that there was no contamination on site when ground investigations were carried out.
As such, contaminated land is not a concern.

Conclusion

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

Conditions

N/A

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.