

Planning Consultation Memo

Date	Planning Officer	Environmental Health Officer
10/08/2020	William Myers	Terry Vincent
Planning Application Number	Worksheet Number	
6/2020/1660/FULL	WK119105	

Address: Roti House, 12 Harpsfield Broadway, Hatfield, Hertfordshire, AL10 9TF

Application Details: Erection of part four, part single storey rear extension and erection of mansard roof extension to facilitate the creation of six (6) new residential dwellings formed of 2 x studio and 4 x 2b4p units. Ground floor to be changed from a A3 restaurant to a A4 drink establishment and three (3) parking vehicle parking spaces, cycle and refuse storage internally

Considerations relevant to Environmental Health for this application

Noise from road traffic
Noise from nearby commercial operations
Air quality

Discussion/comments:

The site is located close to a major road and close to other commercial operations. This means that noise from road traffic and commercial operations is a concern.

Air quality must also be considered due to the proximity of the major road and regular congested traffic. The council is currently monitoring air quality not far away from the proposed site, nitrogen dioxide levels have been close to exceeding in this location.

Conclusion

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

Conditions:

Sound Insulation (including ventilation)

Prior to any development the applicant shall submit to, for approval in writing by the Local Planning Authority, details relating to a scheme to protect the proposed development from noise due to transport sources which shall be implemented before any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing.

The scheme shall ensure the indoor ambient noise levels in living rooms and bedrooms meet the standards within BS 8233:2014. Relaxed noise levels in BS 8233:2014 will not be accepted in living rooms and bedrooms.

Where opening windows raises the internal noise levels above those within BS8233, the mechanical ventilation will need to be installed, with ventilation rates required to meet those found within The Noise Insulation Regulations 1975.

Alternative methods (such as passive systems) and rates can be considered, however, evidence that overheating will not occur will need to be provided in the form of a SAP assessment conducted with windows closed, curtains/blinds not being used and the ventilation rate for the system being substituted for those within Appendix P (medium risk accepted for openable windows)

Any outdoor amenity areas will need to meet the 55dB WHO Community Noise Guideline Level.

Reason – to protect the occupants of the new development from noise disturbance.

Commercial noise:

Noise from nearby existing commercial operations:

Prior to any development the applicant shall submit to, for approval in writing by the Local Planning Authority, details relating to a scheme to mitigate the noise from nearby commercial activities, deliveries, plant and equipment, to ensure that there will be no adverse impact to future residents. Assessment for noise from commercial operations must be in accordance with BS4142:2014.

Reason – to protect the occupants of the new development from noise disturbance

Air quality

Prior to any development, the applicant shall submit to, for approval in writing by the Local Planning Authority, an air quality impact assessment, this must detail the potential effects on future residents from existing pollution levels relating to nitrogen dioxide, PM2.5 and PM10.

Reason – to protect the occupants of the new development from noise disturbance

Informative:

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.