

Planning Consultation Memo

Date	Planning Officer	Environmental Health Officer
01/02/2021	Sukhdeep Jhooti	Terry Vincent
Planning Application Number	Worksheet Number	
6/2020/3222/MAJ	WK122279	

Address: Former Volkswagen Van Centre Comet Way Hatfield AL10 9TF

Application Details: Demolition of existing buildings and construction of new building comprising 118 residential apartments, layout of parking areas, landscaping, electricity substation and ancillary development.

Considerations relevant to Environmental Health for this application

Noise from transport and commercial noise
Air quality
Contaminated Land
Noise from construction works

Description of site and discussion of considerations

The site is located in a busy area close to the Hatfield Galleria Shopping Centre. The site is also located adjacent to the KFC fast food outlet and Hatfield Police Station. The proposed development is likely to be effected by multiple noise sources and elevated noise levels.

Noise:

A noise report has been submitted in support of the application. Its contents and recommendations have been noted. In order to ensure compliance with the noise standards applied by environmental health, it is recommended that a pre occupation testing condition is attached to any approval.

Air quality:

An air quality impact assessment has been submitted in support of the application. The report concludes that impact from the development site will be low, and as a result there will not be a breach of the air quality objectives. It is encouraging to see in section 9.1 of the report (site specific mitigation measures) the inclusion of electric vehicle charging points and facilities for bicycles. This is actively supported and should be implemented as part of the development design.

Contaminated land:

Santec have undertaken and submitted reports as part of the contaminated land assessment of the site. The contents of the reports are noted. The Phase 2 Ground Investigation report provides a conclusion and recommended measures in section 9. All of the measures identified in this conclusion must be implemented. I recommend that an unexpected finds condition be attached to any approval.

Conclusion

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

Conditions:

Sound Insulation pre occupation testing

Prior to the first occupation of the development, pre-completion testing must take place which shows compliance with the following:

Noise tests must show that indoor ambient noise levels in living rooms and bedrooms meet the standards within BS 8233:2014. Internal L_{Amax} levels should not exceed 45dB more than ten times a night in bedrooms.

Noise testing must show that outdoor amenity areas comply with the 55dB WHO Community Noise Guideline Level. If outdoor amenity areas cannot comply, then it must be shown through testing that a suitable place is available within 5 minutes walk from the development that complies with the amenity noise level. This could include a specific outdoor garden area provided as part of the development.

A pre occupation testing report must be supplied and approved in writing by the Local Planning Authority. Non-compliance with these levels will require additional mitigation measures to be incorporated into the development prior to the occupation of the development and that additional work shall be submitted to and approved in writing by the Local Planning Authority before the development is occupied.

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

Mechanical ventilation pre occupation noise testing:

Prior to the first occupation of the development, pre-completion testing must take place which shows compliance with the following:

Noise testing must show that indoor ambient noise levels in living rooms and bedrooms meet the standards within BS 8233:2014 (with the mechanical ventilation system off, on and on maximum boost setting).

A pre occupation testing report must be supplied and approved in writing by the Local Planning Authority. Non-compliance with these levels will require additional

mitigation measures to be incorporated into the development prior to the occupation of the development and that additional work shall be submitted to and approved in writing by the Local Planning Authority before the development is occupied.

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

Commercial noise internal noise levels – Pre occupation Testing:

Prior to the first occupation of the development, pre-completion testing must take place which shows compliance with the following:

Noise testing must show that indoor ambient noise levels in living rooms and bedrooms from commercial noise sources are 10dB below the standards within BS 8233:2014 and LA_{max} levels do not to exceed 40dB internally with windows closed. Testing must take place in the properties that would be worst affected by the commercial noise sources, as in the closest property to the noise source. Testing must also take place for a suitable period of time to ensure that the commercial units are in fact operating so representative noise levels can be recorded.

A pre occupation testing report must be supplied and approved in writing by the Local Planning Authority. Non-compliance with these levels will require additional mitigation measures to be incorporated into the development prior to the occupation of the development and that additional work shall be submitted to and approved in writing by the Local Planning Authority before the development is occupied.

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

Air Quality:

Prior to the first occupation of the development, the applicant shall submit to, for approval in writing by the Local Planning Authority, details relating to a scheme to help promote green travel and reduce air quality emissions.

This scheme should include the provision of secure cycle parking/storage and the installation and provision of a minimum of eight electric vehicle charging points.

Reason – to help promote and encourage the use of green travel

1. Reporting of 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 immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 2, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 3, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3.

2. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to: • human health, • property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, • adjoining land, • groundwaters and surface waters, • ecological systems, • archeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

3. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason (common to all): To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

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.