

## Planning Consultation Memo

Date	Planning Officer	Environmental Health Officer
07/06/2022	Ms Louise Sahlke	Terry Vincent
<b>Planning Application Number</b>	<b>Worksheet Number</b>	
Ms Louise Sahlke	WK131103	

**Address:** 1 Longcroft Green Welwyn Garden City AL8 6EP

**Application Details:** Erection of 1 x detached 4 bedroom dwelling and detached 3 and a half storey building accommodating 6 no flats (4 x 2 bedroom and 2 x 3 bedroom flats), car parking, refuse and recycling bins enclosure, secure cycle storage, turning heads and use of the existing vehicular access following the demolition and removal of a pair of semi-detached dwellings.

### Considerations relevant to Environmental Health for this application

Noise from construction works  
Noise from transport sources  
Air quality – promotion of green travel

### Description of site and discussion of considerations

#### Noise:

A noise impact assessment has been submitted in support of the application. The contents of the report are noted. I will recommend that a preoccupation noise testing condition is attached to any approval. This aims to ensure that proposed mitigation measures are sufficient prior to the properties being occupied.

#### Air quality:

The air quality impact assessment submitted in support of the application demonstrates potential impact. Despite there being no significant issues in relation to air quality, the promotion of green travel for residents is a key factor, and I will recommend a condition requiring the installation of cycle storage and electric vehicle charging points.

### Conclusion

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

## **Conditions:**

### **Noise from demolition/construction works:**

All noisy 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

If noisy works must be carried out beyond these times, then an application must be made for consideration by environmental health under the Control of Pollution Act 1974 (Section 61 application).

Reason – to protect residents from noise from construction works beyond reasonable times

### **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<sub>Amax</sub> 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.

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.

**Air quality - Promotion of green travel:**

Prior to first occupation of the development, the applicant shall submit to, for approval in writing by the Local Planning Authority, details relating to the promotion of green travel. This should include the provision of cycle storage, and the provision of at least one electric vehicle charging point. Information must be provided to demonstrate that these facilities have been installed.

Reason – to facilitate and encourage the use of green travel.

**Informative:**

**Demolition/construction works**

1. 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
2. All plant and machinery in use shall be properly silenced and maintained in accordance with the manufacturers' instructions
3. 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.
4. 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.
5. 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.
6. All pile driving shall be carried out by a recognised noise reducing system.
7. Where practical, rotary drills and bursters, actuated by hydraulic or electric power shall be used for excavating hard material
8. In general, equipment for breaking concrete and the like, shall be hydraulically actuated.

9. '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.
10. Any emergency deviation from these conditions shall be notified to the Council without delay
11. 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.
12. 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.