

Planning Consultation Memo

Date	Planning Officer	Environmental Health Officer
18/10/2022	Mr Raymond Lee	Terry Vincent
Planning Application Number	Worksheet Number	
6/2022/2220/COND	WK134232	

Address: Stadium Service Station Stanborough Road Welwyn Garden City AL8 6XA

Application Details: Submission of details pursuant to conditions 1 (Construction Management Plan), 2 (Detailed surface Water Drainage Scheme), 5 (Arboricultural Method Statement), 11 (Noise Impact Assessment) and 17 (Surface Water Strategy Report) on planning permission 6/2021/2260/FULL

Considerations relevant to Environmental Health for this application

Review the noise report submitted in support of the discharge of condition 11.

Description of site and discussion of considerations

Condition 11 states the following:

11. Prior to above ground works, the applicant shall submit to, for approval in writing by the Local Planning Authority, details relating to a scheme to mitigate the noise from new plant and equipment. The impact of new plant and equipment should be assessed in accordance with BS4142:2014. When noise sources show signs of tonality we require noise levels to be 10dB below background noise level at the nearest receptor location. In instances where the Page 7 of 19 noise source presents no tonality we require the noise level to be 5dB below the background noise level at the nearest receptor location.

REASON: To protect the occupants adjoining the new development from noise disturbance in accordance with Policy R19 and D1 of the District Plan 2005 and the National Planning Policy Framework.

Comments:

The noise report submitted by Venta Acoustics Ref: Report VA4245.220809.NIA1.2 – predicts the noise impact from the new plant as a low impact (1 dB over the background noise level).

It is important to note that this does not show compliance with condition 11. The report refers to the fact that the car wash on site is being removed reducing noise levels. It also states that the predicted impact is the worse case scenario with all plant operating.

The removal of the car wash is not relevant in this instance because the noise impact from the car wash is unknown at this time, therefore a direct noise comparison cannot be made between the car wash and the proposed plant.

In relation to all plant operating at once, it is not known how often this would occur, however, it could occur and therefore must be considered as a regular possibility.

I recommend that further mitigation measures are considered to ensure that operational noise levels comply with the requirements of condition 11. It might be wise to not only consider silencing options but presenting data on expected regularity in terms of use.

Conclusion

Recommend planning condition 11 is not discharged.

Informatives

Demolition/construction works

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.