

Planning Consultation Memo

Date	Planning Officer	Environmental Health Officer
24/11/2022	Mr David Elmore	Terry Vincent
Planning Application Number	Worksheet Number	
6/2022/2493/COND	WK134729	

Address: Beadles Volkswagen Van Centre Harpsfield Broadway Hatfield AL10 9TF

Application Details: Submission of details pursuant to conditions 2 (remediation strategy), 3 (ground investigation measures) & 4 (ground contamination) on planning permission 6/2020/3222/MAJ

Considerations relevant to Environmental Health for this application

Review the information submitted in relation to the discharge of condition 2,3 and 4.

Description of site and discussion of considerations

I have reviewed the evidence that has been provided and can confirm that only some of the conditions can be discharged. An explanation is provided below.

Condition 2:

Condition 2 sections (a)(b) and (c) can be discharged. Section (d) cannot be discharged at this time. A verification plan/report will need to be submitted once all remediation measures have been completed and implemented and considered as successful. Once a verification report/plan has been submitted and accepted, section (d) can be discharged.

Condition 3:

Condition 3 cannot be discharged. Condition 3 states the following:

The measures recommended in Section 9 of the submitted Phase 2 Ground Investigation Report (by Stantec, Project Ref: 47179/3502, Rev: 00, Date: August 2020) must be carried out.

To verify that these measures have been carried out and have been successful, it should be included within the verification submission (condition 2(d)).

Condition 4:

Condition 4 is an unexpected finds condition; therefore this needs to remain active until the development has been completed.

Conclusion

Recommend planning condition 2 sections (a)(b) and (c) can be 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.