

Planning Consultation Memo

Date	Planning Officer	Environmental Health Officer
01/08/2023	Ms Ashley Ransome	Terry Vincent
Planning Application Number	Worksheet Number	
6/2023/1234/FULL	WK140081	

Address: 61 Tiger Moth Way Hatfield Hertfordshire AL10 9LT

Application Details: Change of use from HMO to residential institutions (class C2)

Considerations relevant to Environmental Health for this application

Noise from construction works – see conditions.

Noise from general operations:

There is potential for a noise disturbance to occur depending upon the specific use of the property (if there is the intention to use the property as care home) and how this is managed. A noise management plan should be created, which identifies the risk of noise disturbance, and the control measures that will be put in place to mitigate this risk. This should consider noise from staff arriving and leaving, activities within the house, management of residents, deliveries, waste disposal, vehicles arriving and the times at which these occur. It would be up to the applicant to create a document for review that includes any potential noise impact associated with the intended use of the property.

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

Noise management plan:

A noise management plan should be created and submitted for approval in writing by the Local Planning Authority. The plan must identify the risk of noise disturbance, and the control measures that will be put in place to mitigate this risk. This should consider noise from staff arriving and leaving, activities within the house, management of residents, deliveries, waste disposal, vehicles arriving and the times at which these occur. It would be up to the applicant to create a document for review that includes any potential noise impact associated with the intended use of the property.

Reason – to protect neighbours from noise disturbance.

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.