

Planning Consultation Memo

Date	Planning Officer	Environmental Health Officer
30/10/17	Lucy Hale	Karl Riahi
Planning Application Number	Worksheet Number	
6/2017/2281/HOUSE	WK/92909	

Address: Wildewood Kentish Lane Brookmans Park Hatfield AL9 6JG

Application Details: Erection of ground floor extension & construction of a basement following evacuation and demolition of existing pool and outbuilding structures.

Considerations relevant to Environmental Health for this application

Noise from plant and equipment
Noise from traffic along nearby roads

Description of site and discussion of considerations

Noise from plant and equipment

The proposed development is a significant distance from other residential properties with the closest one appearing to be 50m from to the façade of the property. This should mean that a loss of amenity due to noise from plant and equipment should be low, however, without details of what is to be installed, this cannot be ruled out entirely and it is recommended that a condition requiring details be submitted is placed on the application.

Noise from traffic

The orientation of the extension should mean that it is shielded by the existing building from noise due to traffic along Kentish Lane, it is also over 70m away as, such noise from traffic is not seen as a material concern regarding the need for a specific glazing or ventilation requirement.

Conclusion

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

Conditions and Informatives

Noise from plant and equipment

Prior to the commencement of the development the applicant shall submit to, for approval in writing by the Local Planning Authority, details relating to noise from plant and equipment to be installed at the premises with evidence in the form of an acoustic report showing that noise emissions from plant and equipment will be 10dB (L_{Aeq}) below the background noise level (L_{A90}) at the nearest residential properties (using the methodology outlined within BS4142:2014).

Reason –to protect the amenity of the residents and other nearby residential properties

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.