

Planning Consultation Memo

Date	Planning Officer	Environmental Health Officer
26/10/18	Clare Howe	Karl Riahi
Planning Application Number	Worksheet Number	
6/2018/1519/MAJ	WK/102774	

Address: Land North of Chequersfield Welwyn Garden City

Application Details: Erection of 30 residential units with associated vehicular access, associated ancillary and enabling works.

Further revised comments in light of additional information provided by applicant

Considerations relevant to Environmental Health for this application

Noise from trains along adjacent trainline

Noise from commercial/industrial units and electricity substation

Air Quality

Contaminated Land

Description of site and discussion of considerations

Noise from trains along adjacent trainline

Noise from trains has been assessed by an acoustic consultant and results show that internal noise levels can meet those within BS8233 and the WHO Guidelines for Community Noise.

In line with the report, we would expect the glazing scheme to be chosen that takes into account the measured L_{Amax} noise levels and mechanical ventilation will be required to ensure properties don't over heat in the summer months.

Additional information provided by the applicant states that the outdoor amenity spaces, in this case balconies will meet the 55dB WHO Guidelines for Community Noise level.

Noise from commercial/industrial units and electricity substation

There are concerns with regards to noise from the nearby commercial premises, with noise being clearly audible in relation to activities on site, especially reversing beepers.

Further discussions with the applicants has shown a willingness to install noise attenuation measures to combat this issue.

Investigations into noise complaints are still ongoing however, there is the potential that the main noise source of concern can be tackled at source.

The applicant will need to ensure that the right amount of mitigation is provided in the proposed properties, and if noise is still an issue from commercial units then a significant glazing and ventilation scheme will be required, above that previously proposed by the applicant to ensure that complaints do not occur.

This is seen as a pragmatic approach in ensuring that complaints are minimised, a good level of amenity is provided and that development is not held back in terms of providing residential units for the borough.

Air Quality

The size of the development is unlikely to detrimentally affect the local air quality and the current air quality in the area is within air quality objective levels, making air quality not a significant concern.

Contaminated Land

There is a known history of contamination in this area of land and to the North of the proposed development site where a gas curtain has been installed and monitoring is still taking place due to previous landfill uses.

A contaminated land report provided with the application shows that sampling has been carried out to a depth of 4m. The depth of future piling for the flats is expected to be deep, and due to the potential for difficult ground may be below that of the bore holes used for sampling.

The report also raises additional work that needs to be undertaken.

Contaminated land can be covered by standard condition if permission is granted and the above concerns will need to be covered.

Conclusion

Recommend planning application is permitted	<input type="checkbox"/>
Recommend planning application is permitted but with conditions	<input checked="" type="checkbox"/>
Recommend planning application is refused	<input type="checkbox"/>

Conditions

Sound Insulation (including ventilation)

Prior to any above ground development the applicant shall submit to, for approval in writing by the Local Planning Authority, details relating to a scheme to protect the proposed development from noise due to the railway and nearby commercial/industrial units which shall be implemented before any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing.

The scheme shall ensure the indoor ambient noise levels in living rooms and bedrooms meet the standards in BS 8233:2014 (a greater level of mitigation and lower internal noise levels will be required if significant noise is still present from the commercial/industrial units).

Any associated mechanical ventilation will need to meet the ventilation requirements found within The Noise Insulation Regulations 1975 (or a similar alternative to be agreed with the Local Planning Authority).

Outdoor amenity areas will need to meet the 55dB WHO Community Noise Guideline Level with mitigation measures provided where required to meet this level. Reason – to protect the occupants of the new development from noise disturbance.

Informatives

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.