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To: [Planning](#)
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Subject: 6/2019/2130/COND - Chequersfield
Date: 19 September 2019 18:17:19

Application Reference: 6/2019/2130/COND

Proposed development at: Chequersfield Welwyn Garden City AL7 4TX

Proposal: Submission of details pursuant to conditions 1(Land Contamination) 3(Materials) 4(Acoustic) 7(Surface water drainage scheme) 9 (Cycle Parking) 10 (Refuse and Recycling) 16 (External Lighting) on planning application 6/2018/1519/MAJ

Conditions relevant to Environmental Health are listed below with the response to the information provided by the applicant.

Condition 1(Land Contamination)

The amended report (rev.3 dated June 2019) now makes reference to the virtual gas curtain, however, the remediation strategy report (dated March 2019) does not, and does also not mention the existence of the landfill to the north of the site. There are also a number of other omission within the remediation strategy report which makes it insufficient for the discharge of the condition.

4(Acoustic)

Since the issue of reversing beepers was raised, working with the company resulted in broadband beepers being installed which are significantly quieter than the original units which were in operation and witnessed at the time.

This has a dramatic impact on the noise that would be experienced by this proposed development, however, noise from the site (vehicle movements and aggregate being decanted) will still be audible and fairly constant during the day and early morning.

Due to being commercial noise, the internal noise levels will need to be better than those found within BS8233, as this noise will not be anonymous in nature and likely to result in complaints which may impact on the way that the business is able to operate.

A noise level we would like to see in terms of impact on the amenity of the proposed development are thought to balance guidance levels with the fact that future occupants can't expect silence from nearby commercial operations. This level (with windows closed) is 10dB below the BS8233 level.

As raised previously, in terms of ventilation, additional information is still required. Opening windows is likely to raise the noise levels above those within BS8233, as per the

condition, a ventilation rate that meets those stipulated within the Noise Insulation Regulations 1975 will be required. However, the applicant also has the additional option of carrying out a SAP assessment, with the following parameters – windows closed and with alternative ventilation scheme operating (i.e. mechanical ventilation). The ventilation rate must be that which will be provided by the alternative ventilation system. To comply with the Council's requirements, the SAP assessment must show that the properties will not overheat during the summer months.

Until the above is supplied, condition 4 cannot be discharged.

16 (External Lighting)

Information supplied by the applicant advises that the ILP guidance levels for light trespass into windows will be adhered, additional information is also provided on the lighting plan.

Sufficient information has been provided for the discharge of condition 16.

Kind regards,

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