

Planning Consultation Memo

Date	Planning Officer	Environmental Health Officer
19/12/18	Michael Robinson	Karl Riahi
Planning Application Number	Worksheet Number	
6/2018/3099/FULL	WK/104260	

Address: Unit 13 Peartree Farm Welwyn Garden City AL7 3UW

Application Details: Erection of detached two-storey brick building for B1 use with designated parking spaces for 5 vehicles and secure storage housing for 6 bicycles following demolition of existing timber building.

Considerations relevant to Environmental Health for this application

Noise from B1 use
Contaminated Land

Description of site and discussion of considerations

Noise from B1 use

Planning permission has already been granted for this use in 2015. There are few concerns relating to this development as the plans are showing an office use, the application form mentions only 2 full time members of staff.

If any plant or equipment is to be installed, such as air conditioning units, these will have to be assessed in terms of noise to ensure that they do not have a detrimental impact on residential properties in the vicinity.

On this basis it is recommended that a condition requiring plant and equipment is 10dB below the background noise level. If a limited amount of plant is to be installed and clearly operates at a relatively quiet noise level, then the information required to alleviate concerns over impact on amenity will be of a much lower level technically.

Contaminated Land

Due to the industrial location, contamination is a concern, however, the end use will not provide a pathway for contamination to end users if found on site.

The greatest risk will be to workers when constructing the units – more specifically during any foundation work.

It is recommended that an unexpected finds condition is placed on the application so that the Council are notified if any contamination is found and then the appropriate measures can be taken.

Conclusion

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

Conditions and Informatives

Unexpected contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing within 7 days to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination, development must be halted on that part of the site.

Before development recommences on the part of the site where contamination is present a scheme outlining appropriate measures to prevent the pollution of the water environment, to safeguard the health of intended site users, and to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation and approved conclusions shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter the development shall not be implemented otherwise than in accordance with the approved remediation scheme.

Reason:

To ensure that the potential contamination of this site is properly investigated and its implication for the development approved fully taken into account.

Noise from plant and equipment

Noise from plant and equipment must be 10dB (LAeq) below the background noise level (LA90) at the nearest residential properties.

Reason –to protect the amenity of residents in the locality

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.