

Planning Consultation Memo

Date	Planning Officer	Environmental Health Officer
21/10/2022	Mrs Sarah Madyausiku	Terry Vincent
Planning Application Number	Worksheet Number	
6/2022/2218/COND	WK134267	

Address: 35-37 Howardsgate Welwyn Garden City AL8 6AP

Application Details: Submission of details pursuant of condition 1 (noise), 2 (noise control) and 3 (ventilation) on planning permission 6/2022/0733/FULL

Considerations relevant to Environmental Health for this application

Review the submitted documentation in relation to the discharge of condition 1, 2 and 3.

Description of site and discussion of considerations

For clarity, I will list the conditions below:

1. Prior to the installation of any plant or equipment, the applicant shall submit details relating to a scheme to mitigate the noise from new plant and equipment. This scheme shall be submitted to, and approved in writing by, the Local Planning Authority and be so maintained.

The impact of new plant and equipment should be assessed in accordance with BS4142: 2014+A1:2019. When noise sources show signs of tonality, the noise levels shall be 10dB below background noise level at the nearest receptor location. In instances where the noise source presents no tonality the noise level shall be 5dB below the background noise level at the nearest receptor location.

REASON: To protect the amenities of the occupiers of residential accommodation in the vicinity in accordance with Policies D1 and R19 of the Welwyn Hatfield District Plan 2005 and the NPPF 2021.

2. Prior to occupation, the applicant shall submit details relating to a scheme to mitigate noise from amplified music to ensure that there will be no adverse impact to nearby residents. This scheme shall be submitted to, and approved in writing by, the Local Planning Authority and be so maintained.

REASON: To protect the amenities of the occupiers of residential accommodation in the vicinity in accordance with Policies D1 and R19 of the Welwyn Hatfield District Plan 2005 and the NPPF 2021.

3. Prior to occupation, the applicant shall submit details of any air ventilation, extraction and odour control systems. The details submitted must include the height, position, design and materials of any chimney or extraction vent to be provided in connection with the development and specifically how odour will be controlled. The details shall be submitted to, and approved in writing by, the Local Planning Authority and be so maintained.

REASON: To protect the amenities of the occupiers of residential accommodation in the vicinity in accordance with Policies D1 and R19 of the Welwyn Hatfield District Plan 2005 and the NPPF 2021.

Comments:

Sufficient information has been submitted to demonstrate that conditions 2 and 3 can be discharged. However, condition 1 cannot be discharged at this time.

Referring to the noise report by Cass Allen Ref: RP01-22382-R0 – they state the following within the executive summary of the report:

“1.5 Compliance with Planning Condition 1 is predicted to be achieved subject to the installation of a 2m high impermeable acoustic barrier (minimum surface density of 10kg/m²) to the east of the three AC condenser units at roof level.”

No evidence has been submitted to demonstrate that the acoustic barrier has been installed. The condition can only be discharged once evidence has been submitted showing that the barrier has been installed. In addition to this, evidence must be provided that the barrier is installed within the correct place and has the correct surface density as stated within the noise report.

Conclusion

Recommend planning conditions 2 and 3 are discharged.
Recommend planning condition 1 is not discharged.

Informatives

Demolition/construction works

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.