

## Planning Consultation Memo

<b>Date</b>	<b>Planning Officer</b>	<b>Environmental Health Officer</b>
02/08/2024	Ms Ashley Ransome	Terry Vincent
<b>Planning Application Number</b>	<b>Worksheet Number</b>	
6/2024/1342/RM	WK145854	

**Address:** Land to the north east of King George V Playing Fields Northaw Road East Cuffley EN6 4RD.

**Application Details:** Approval of reserved matters (appearance, landscaping, layout, and scale) following outline planning permission S6/2015/1342/PP as varied by 6/2023/1352/VAR for residential development of 10 dwellings and associated infrastructure.

### Considerations relevant to Environmental Health for this application

Implementation of noise mitigation measures.  
Noise from new plant and equipment.  
Air quality.  
Contaminated land.

### Description of site and discussion of considerations

I have reviewed the submitted noise impact assessment. I agree with the proposed mitigation measures. I will recommend a condition that requires confirmation that these measures have been implemented prior to first occupation of the development.

The air quality impact assessment demonstrates a low impact in relation to this development. With that said, I will recommend a condition to ensure that green transport facilities are provided, this will provide residents with a choice and encourage the use of green transport, such as cycle storage and the provision of electric vehicle charging points.

Whilst the council mapping system does not show any historical use that could indicate any land contamination. To protect site workers and future occupiers, I will recommend that an unexpected finds condition is used for this application.

### Conclusion

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

## **Conditions:**

### **Noise from demolition/construction works:**

All noisy 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

If noisy works must be carried out beyond these times, then an application must be made for consideration by environmental health under the Control of Pollution Act 1974 (Section 61 application).

Reason – to protect residents from noise from construction works beyond reasonable times

### **Noise mitigation from transport sources:**

Prior to first occupation of the development, the applicant shall submit to, for approval in writing by the Local Planning Authority, details demonstrating that noise mitigation measures have been installed.

The noise mitigation measures to which this condition refers, can be found in the noise impact assessment Ref: Brookbanks – Document Ref: 10929 NA02.

The evidence that must be provided to show compliance, should include site photographs, site plans and specification sheets.

Reason – to protect the occupants of the new development from noise disturbance.

### **Noise from new plant and equipment:**

Prior to first occupant of the development, the applicant shall submit to, for approval in writing by the Local Planning Authority, details relating to a scheme to mitigate noise from new plant and equipment. The impact of new plant and equipment should be assessed in accordance with BS4142: 2014+A1:2019.

The noise level from new plant and equipment must not exceed the background noise level (LA90), at any time, at the nearest residential receptor location.

The noise level must be achieved with the plant equipment running at a typical maximum load setting.

The plant shall be serviced regularly in accordance with manufacturer's instructions and as necessary to ensure that the requirements of the condition are always maintained.

Reason – to protect the occupants at the nearest receptor location from noise disturbance.

**Air quality - Promotion of green travel:**

Prior to first occupation of the development, the applicant shall submit to, for approval in writing by the Local Planning Authority, details relating to the promotion of green travel. This should include the provision of cycle storage, and one electric vehicle charging point per unit per dwelling (dwelling with dedicated parking) shall be provided. Information must be provided to demonstrate that these facilities have been installed.

Reason – to facilitate and encourage and promote the use of green travel.

**Contaminated land – unexpected finds:**

1. Reporting of 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 immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 2, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

2. If contamination is found at any point during the commencement of this development, the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

(i) A site investigation scheme, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. This should include an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, pests, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments.

(ii) The site investigation results and the detailed risk assessment (i) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

(iii) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (ii) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

3. Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

The above must be undertaken in accordance with the Environment Agency's 'Land contamination risk management (LCRM)' guidance, available online at <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>. lcrm.

### **Informative:**

### **Demolition/construction works**

1. 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
2. All plant and machinery in use shall be properly silenced and maintained in accordance with the manufacturers' instructions
3. 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.

4. 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.
5. 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.
6. All pile driving shall be carried out by a recognised noise reducing system.
7. Where practical, rotary drills and bursters, actuated by hydraulic or electric power shall be used for excavating hard material
8. In general, equipment for breaking concrete and the like, shall be hydraulically actuated.
9. '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.
10. Any emergency deviation from these conditions shall be notified to the Council without delay
11. 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.
12. 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.