

Planning Consultation Memo

Date	Planning Officer	Environmental Health Officer
21/10/2024	Mr Raymond Lee	Terry Vincent
Planning Application Number	Worksheet Number	
6/2024/1804/FULL	WK146877	

Address: 15 RCCG Fountain of Life Howardsgate Welwyn Garden City AL8 6AL.

Application Details: Change of use of first & second floors from a church, education and community use (Use of Class F1) to function rooms (Use Class F2).

Considerations relevant to Environmental Health for this application

Noise from any construction/alteration works.
Noise from the use of the function rooms.

Description of site and discussion of considerations

Noise from the use of the function rooms:

The design and access planning statement acknowledges the potential issue of noise disturbance. The application site is located within the town centre and adjacent to the Two Willows Public House. This is a late-night venue that does play music and is very active at the weekends.

It is key to note that whilst there is already noise within this environment, it would not be appropriate to create further noise and assume that this would be ok. It is important that any functions that include amplified or live music are suitably mitigated.

I would recommend that the applicant engages the services of a qualified acoustic consultant who can advise on appropriate control and mitigation methods, such as in house sound system that includes noise limiter controls. I would like to see a noise management plan in place that sufficiently implements suitable noise mitigation for any events. I will recommend a condition on this basis.

Conclusion

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

Conditions:

Noise from alteration/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

Implementation of a noise management plan:

Prior to the function rooms being used, the applicant shall submit a noise management plan, which will be subject to approval in writing by the Local Planning Authority.

The noise management plan must focus on noise from amplified and live music with the associated use of the function rooms. The use of the function rooms must not cause a noise nuisance to other commercial operators or any residents within the vicinity of the premises.

The noise management plan must also include controls in place in terms of dispersal of people from the venue and reducing noise on the street outside the premises.

Reason – to protect the occupants at the nearest residential and commercial receptor locations from noise disturbance.

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.