

## Planning Consultation Memo

<b>Date</b>	<b>Planning Officer</b>	<b>Environmental Health Officer</b>
12/06/18	Clare Howe	Karl Riahi
<b>Planning Application Number</b>	<b>Worksheet Number</b>	
6/2018/1057/FULL	WK/97895	

**Address:** Fountain House 1-7 Howardsgate Welwyn Garden City AL8 6AL

**Application Details:** Construction of a dormer roof formation to accommodate an additional storey at third floor level, providing nine flats (7 x 1 bedroom and 2 x self-contained studio flats), including a rear lift tower, ground floor entrance lobby, and external services serving the new floor.

### Considerations relevant to Environmental Health for this application

Noise from town centre location  
Noise from proposed roof mounted plant

### Description of site and discussion of considerations

#### Noise from town centre location (licensed premises, traffic, people, plant and equipment)

The proposed development is above licensed premises (and others such as a nail bar and barbers), with this application relating to a third storey which is less likely to be impacted by noise from the premises on the ground floor.

Noise from people (such as in the Two Willows outdoor area) in the town centre is still a concern, however, with the right sound insulation scheme, this should be minimised as shown within the acoustic reports.

It is noted that terrace areas are being provided, however, it is not clear whether they will meet the 55dB WHO Guidelines for Community Noise Level. Understandably due to being within a town centre location this may be difficult to achieve, with the right mitigation measures it may be possible to get close to this level.

Details of a recommended glazing specification and a potential condenser unit to enable ventilation/cooling are mentioned in the report and make a strong case for suitable internal noise levels to be achieved. Many of the issues have also been covered in previous applications.

Conditions ensuring that internal and external noise levels are achieved is recommended to be put on this application.

#### Noise from proposed rooftop plant

An acoustic report provided with the application shows that the proposed plant will be 17dB below the background noise level at the nearest sensitive receptor, as such, this shows that noise from the proposed rooftop plant will be very unlikely to cause complaints.

## **Conclusion**

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

## **Conditions and Informatives**

### **Sound Insulation (including ventilation)**

Prior to the commencement of the development the applicant shall submit to, for approval in writing by the Local Planning Authority, details relating to a scheme to protect the proposed development from traffic noise which shall be implemented before any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing. The scheme shall ensure the indoor ambient noise levels in living rooms and bedrooms meet the standards in BS 8233:2014. Any associated mechanical ventilation will need to meet the ventilation requirements found with The Noise Insulation Regulations 1975 (or a similar alternative to be agreed with the Local Planning Authority).

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

### **Pre-Completion Testing**

Before the development is occupied, pre-completion testing must take place which shows compliance with BS8233 for internal noise levels and the 55dB WHO Community Noise Guideline Level for outdoor amenity space. Noncompliance with these levels will require additional mitigation measures to be incorporated into the development.

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

## **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.