

Planning Consultation Memo

Date	Planning Officer	Environmental Health Officer
27/09/17	David Elmore	Karl Riahi
Planning Application Number	Worksheet Number	
6/2018/1996/FULL	WK/101289	

Address: 77 Brookmans Avenue Brookmans Park Hatfield AL9 7QG

Application Details: Erection of 8 x self contained apartments with a proposed lower ground floor car park following demolition of existing dwelling

Considerations relevant to Environmental Health for this application

Noise from traffic along Brookmans Avenue
Lighting

Description of site and discussion of considerations

Noise from traffic Brookmans Avenue

There are speed bumps along Brookmans Avenue which will limit the speed at which vehicles can travel.

Time spent along Brookmans Avenue also indicates that this road is not busy and therefore unlikely to require specific noise insulation or ventilation measures.

The external amenity areas (including balconies) are located at the rear of the property and are expected to meet the 55dB WHO Guidelines for Community Noise level.

Lighting

If external lighting is to be provided, for instance along the path leading to the communal garden area, then details will need to be provided that show that light trespass will not cause a loss of amenity at neighbouring properties.

Vertical lux diagrams will most likely be required, unless the applicant is able to show another way that the lighting will not cause a problem.

Conclusion

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

Conditions

Lighting

Prior to installation of external lighting the applicant shall submit to, for approval in writing by the Local Planning Authority, details relating to the external lighting scheme (including vertical lux diagrams which show potential light trespass into windows of nearby residential properties). This scheme must meet the requirements within the Institution of Lighting Professionals guidance notes for the reduction of obtrusive lighting.

Reason –to protect the amenity of existing residential properties in the near vicinity to the development

Informatives

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.