

Planning Consultation Memo

Date	Planning Officer	Environmental Health Officer
07/08/19	Clare Howe	Karl Riahi
Planning Application Number	Worksheet Number	
6/2019/1452/MAJ	WK/109699	

Address: 26 Stonehills Welwyn Garden City AL8 6NA

Application Details: Change of use for Conversion of first and second floors from (A1 Use)Retail to (C3 use) Residential and additional storey for 27 dwellings

Considerations relevant to Environmental Health for this application

Noise from town centre setting
Asbestos

Description of site and discussion of considerations

Noise from town centre setting (traffic, people, deliveries, plant and equipment)

The proposed development is within a town centre location, as such, there will be many sources of noise which will potentially have a detrimental impact on the internal amenity. When dealing with noise sources other than traffic, a better standard of insulation should be provided, rather than to just meet the noise levels within BS8233 so that complaints about commercial operations such as deliveries are minimised. The area of the town centre where this development is located, is not very close to the main licensed premises, with the main concern being noise from customers at the kebab van further up along Stonehills which operates during the weekends and delivery noise in the area, which is likely to also occur during unsocial hours.

The noise impact assessment provided with the application shows significantly high LAMAX noise levels during the night from the delivery area to the rear of the building along with relatively high LEQ noise levels. The recommended noise insulation does bring these levels down to 8 to 13dB below the levels within BS8233, which should, with windows closed ensure that a suitable internal amenity standard is provided. The level of ventilation required will need to meet the ventilation rates found within The Noise Insulation Regulations 1975, so that windows can if required, remain closed in the summer months without the properties overheating.

However, providing evidence that windows can remain closed during the summer months without overheating through the use of a SAP assessment enables a specific resolution to be found. This can be carried out by substituting the values from Appendix P of the SAP assessment with those expected from the proposed ventilation system with windows closed.

To ensure that a suitable standard of amenity is provided, it is recommended that a condition requiring details be submitted for sound insulation and mechanical ventilation is placed on the application.

Asbestos

The age of the building raises the potential for asbestos containing materials being present, as such the applicant will need to ensure that the works are carried out in a way that takes this into account such as found within BS6187-2011. Waste materials (especially asbestos containing materials) will need to be disposed of by a licensed contractor.

Conclusion

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

Conditions

Sound Insulation (including ventilation)

Prior to any above ground 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 noise due to traffic and commercial/industrial noise (such as from deliveries, people, plant and equipment) 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 (commercial/industrial noise must be 10dB below levels within BS8233).

If opening windows leads to internal noise levels exceeding the levels within BS8233, then mechanical ventilation will need to be installed. Any associated mechanical ventilation will need to meet the ventilation requirements found within The Noise Insulation Regulations 1975.

Outdoor amenity areas will need to meet the 55dB WHO Community Noise Guideline Level with mitigation measures provided where required to meet this level. 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 (10dB below for commercial/industrial noise). 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.

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.