

## Planning Consultation Memo

<b>Date</b>	<b>Planning Officer</b>	<b>Environmental Health Officer</b>
01/10/19	David Elmore	Karl Riahi
<b>Planning Application Number</b>	<b>Worksheet Number</b>	
6/2019/2162/OUTLINE	WK/112128	

**Address:** Land south-west of Filbert Close, Hatfield, AL10 9SH

**Application Details:** Outline planning permission for the erection of 39 dwellings, vehicular access and provision of open space with appearance, landscaping, layout and scale reserved

### Considerations relevant to Environmental Health for this application

Noise from traffic  
Contaminated land

### Description of site and discussion of considerations

#### Noise from traffic

A noise impact assessment shows that even with the A1(M) and the A1001 being a significant distance away, that the site is still effected by levels of noise which will require mitigation.

The report mentions an internal noise level of 40dB, we however, require the 35dB level during the day time for living rooms and bedrooms for resting.

As standard for impacts due to traffic noise, if opening windows raises the internal noise levels above those within BS8233, then mechanical ventilation providing a ventilation rate as per The Noise Insulation Regulations 1975 will be required. However, if another method or different ventilation rate is to be used, then 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.

Outdoor amenity areas appear to be able to meet the 55dB WHO Guidelines for Community Noise level, but will require shielding provided by fencing to ensure that this is met. Some additional detail should be provided when plans are confirmed.

#### Contaminated Land

Information provided with the application raises the likelihood of issues in relation to former chalk mines on or near the site. The conclusion of report is that the site is low risk.

The Council's mapping system is not showing any potential contamination on the site, due to the information provided about chalk mines, it is recommended that the unexpected finds condition is placed on the application.

## **Conclusion**

- |   |                                     |
|---|-------------------------------------|
| Recommend planning application is permitted                     | <input type="checkbox"/>            |
| Recommend planning application is permitted but with conditions | <input checked="" type="checkbox"/> |
| Recommend planning application is refused                       | <input type="checkbox"/>            |

## **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 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 within BS 8233:2014.

Mechanical ventilation will need to be installed, with ventilation rates required to meet those found within The Noise Insulation Regulations 1975.

Alternative methods and rates can be considered, however, evidence that overheating will not occur will need to be provided in the form of a SAP assessment conducted with windows closed and the ventilation rate for the system being substituted for those within Appendix P.

Outdoor amenity areas will need to meet the 55dB WHO Community Noise Guideline Level.

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

### **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 within 7 days to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination, development must be halted on that part of the site.

Before development recommences on the part of the site where contamination is present a scheme outlining appropriate measures to prevent the pollution of the water environment, to safeguard the health of intended site users, and to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation and approved conclusions shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter the development shall not be implemented otherwise than in accordance with the approved remediation scheme.

Reason:

To ensure that the potential contamination of this site is properly investigated and its implication for the development approved fully taken into account.

## **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.