

Planning Consultation Memo

Date	Planning Officer	Environmental Health Officer
03/01/2020	Clare Howe	Karl Riahi
Planning Application Number	Worksheet Number	
6/2019/2714/OUTLINE	WK/113904	

Address: 1 YMCA 90 Peartree Lane Welwyn Garden City AL7 3UL

Application Details: Outline planning application for a hybrid application for demolition of existing hostel, development of a four storey 100 bed YMCA Hostel (All details submitted for determination) and a 2,3 and 4 storey building providing up to 43 residential apartments (All details retained for future determination as reserved matters, except means of access) with associated car parking and landscaping

Considerations relevant to Environmental Health for this application

Noise from traffic
Noise from commercial/industrial properties
Noise from plant and equipment
Odour from commercial properties/ YMCA kitchen
Lighting
Contaminated land
Air quality

Description of site and discussion of considerations

The proposed development is made up of two main aspects, a hostel including commercial kitchen and residential apartments. The residential apartments are located close to the main road, whilst the hotel is located closer to the commercial/industrial units in the area.

Noise from traffic

A noise impact assessment provided with the application provides information on the effect that noise from traffic will have on this proposed development.

From assessing the supplied noise maps, there appears to be the potential for some properties to meet the levels within BS8233 with a partially open window (assuming 15dB attenuation). However, for habitable rooms that don't achieve this, then mechanical ventilation will need to be installed which provides the ventilation rates within the Noise Insulation Regulations 1975.

Any deviations from these ventilation rates and mechanical ventilation will need to be shown to be suitable through the use of a SAP assessment which shows that overheating does not occur. It must be carried out by substituting the expected ventilation rates achievable for those in Appendix P with the assessment conducted with windows closed.

A superior standard of glazing will be required where noise from sources other than traffic are loud enough to require it, ensuring better internal levels than those required within BS8233.

In terms of external amenity areas, the design appears to lend itself to enabling areas of the site to meet the 55dB WHO Guidelines for Community Noise level (as shown within the noise maps provided with the noise impact assessment).

Noise from commercial/industrial properties

The acoustic report also covers noise from commercial/industrial units and levels measured and expected at facades of residential properties raise serious concerns over the suitability of the scheme. The BS4142 assessment shows that an hour period measured was 17dB over the background noise level, and with a 3dB penalty the rating level being 20dB over the background noise level, although there is no description of the noise to justify this penalty (what created the noise). Max noise levels at the rear have also been shown to be as high as 94.9dB.

This is tempered somewhat by the description that this does not occur very often (described as very occasional noise from car workshops and storage area) and no complaints have been received from occupants of the current YMCA

This will also have to be weighed up against the type of occupancy that will take place in the building, being a hostel, some occupancies will be very short and lifestyle and use of rooms will vary compared to a normal residential property.

As this is essentially a new building and site layout, it is felt that good acoustic design could have been utilised to minimise the potential impacts from commercial/industrial noise, such as with non-habitable or even non residential rooms fronting noise sources.

As stated above, there are concerns regarding the levels which have been highlighted within the BS4142 assessment, and would normally lead one to conclude that complaints would be made. However, this is replacing an existing building of the same use, and records show that complaints have not been made about noise in the area.

The condition recommended to be placed on this application takes into account road traffic noise and that associated with commercial/industrial noise and places an emphasis on noise which is non-anonymous and could be the cause of noise complaints.

Noise from plant and equipment

Any noise from plant and equipment will need to be 10dB below the background noise level at the nearest residential property (5dB below if no tonality or other defining characteristics are present and evidence is provided of such)

The Noise impact assessment suggests a less stringent criteria, however, as the development is being built from the ground up, mitigation should be included in the design and this requirement is achieved by other developments. This avoids noise creep in the area, and over time if each new development was 5dB or more over the background noise level then the standard of amenity will continue to drop.

Noise from plant and equipment also includes the noise associated with any kitchen extract or flues associated with commercial kitchens.

Odour from commercial premises

Food businesses have the potential to impact on the amenity of residential properties due to odour. The extract system design must take into account the properties of the food being sold, such as grease and odour content.

It is recommended that this is controlled by condition.

Lighting

Any external lighting will need to be designed taking into account the ILP guidance in terms of light trespass into windows of sensitive receptors (compliance with the ILP guidance is stated as a criteria within the design and access statement).

Vertical lux diagrams will be required to show that any external lighting will not cause an issue.

Contaminated land

The information provided in relation to potential contamination states:

A review of historical maps indicates the site formed part of Peartree Farm in the first map edition, dated 1878, with associated farmyard buildings noted in the north. The site remained in this use until c.1938, when a Youth Hostel and club had been constructed in the south. Alterations to the layout of the farmyard were noted c.1985, with no significant changes observed until c.1999, when the farmyard buildings were cleared and the entire Site was in use as a youth hostel. No significant further changes were noted.

Considering the information reviewed during this assessment, no significant contaminant linkages have been identified. Accordingly soil and groundwater liabilities are unlikely to occur. Refer to Argyll Environmental Report for detailed assessment and further guidance and definition of terms.

Due to industrial uses nearby, it is recommended that the unexpected contamination condition is placed on the application.

Air quality

Information in terms of air quality should be provided on the impact of construction work and extra vehicle movements once the development is complete.

The assessment will need to consider impact of the development on the area and the current air quality levels to the proposed residents.

The pollutants that will need to be considered are: Nitrogen Dioxide, PM2.5 and PM10.

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

Hours of Deliveries

There shall be no deliveries to or from the business premises hereby permitted outside the hours of 07:00 – 19:00 Mondays to Saturdays, nor at any time on Sundays, Bank or Public Holidays unless an individual delivery plan serving the business unit has first been submitted to and approved in writing by the Local Planning Authority. Deliveries to and from that business unit shall thereafter adhere to the times specifically agreed for that business premise.

Reason – to protect the occupants of nearby properties from noise disturbance.

Noise from plant and equipment

Noise from plant and equipment associated with the development shall be 10dB (LAeq) below the background noise level (LA90) at the nearest residential properties (5dB below the background noise level if evidence is provided which shows that no tonality or other character is present).

Reason –to protect the amenity of residents in the locality

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.

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

Ventilation, Extraction and Odour Control System

The premises shall not be occupied until details of any air ventilation, extraction and odour control systems have been submitted to and approved in writing by the Local

Planning Authority. Such details must include the height, position, design and materials of any chimney or extraction vent to be provided in connection with the development.

The proposed system will need to adhere to the Defra guidance on the Control of Odour and Noise from Commercial Kitchen Extract Systems. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details.

Reason.

To protect the amenities of the occupiers of residential accommodation in the vicinity.

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 the existing and proposed commercial/industrial businesses which shall be implemented before any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing.

For traffic noise the scheme shall ensure that indoor ambient noise levels in living rooms and bedrooms meet the standards within BS8233:2014.

For commercial/industrial noise the scheme shall ensure the indoor ambient noise levels in living rooms and bedrooms are 10dB below the standards within BS 8233:2014 and

L_{Amax} levels are not to exceed 40dB internally with windows closed.

If opening windows raises the noise levels above those listed above, then 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.

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.