

## Planning Consultation Memo

Date	Planning Officer	Environmental Health Officer
08/01/2020	Emily Stainer	Karl Riahi
Planning Application Number	Worksheet Number	
6/2019/2885/FULL	WK/113998	

**Address:** 40 Wigmores North Welwyn Garden City AL8 6PH

**Application Details:** Change of use from A1 (shop) to sui generis (nail bar/beauty salon)

### Considerations relevant to Environmental Health for this application

Noise and odour from operating as a nail/beauty salon

### Description of site and discussion of considerations

#### Noise and odour from operating as a nail/beauty salon

Due to the type of activities expected to take place as part of this change of use application, noise is not seen to be a significant concern.

Details of an odour control unit have been provided by the applicant, however, this information is limited in terms of how it operates and there is no floor plan for where and how many employees are to work within the premises.

It is understood that the applicant is not sure on the number of employees that will work at any one time or the layout that they will use. This information is useful in determining the extent of any odour control requirements.

It is also not clear if there are residential properties above the proposed change of use, even so, there would still be implications in terms of potential impact on neighbouring commercial properties.

As the applicant is looking to utilise an item of odour abatement equipment that they have used elsewhere successfully, a refusal will not be recommended due to limited information being provided. However, to ensure confidence that an impact on amenity will not occur, it is recommended that an odour control condition is placed on the application.

### Conclusion

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

## **Conditions**

### **Odour Management Control**

Within one month of operation, the applicant is to supply to the Local Planning Authority details relating to the control of odour within the premises. These details must include information on how many nail bar operatives are to operate at any one time, the number and location of odour control units to be used, how the odour control units operate and details of ventilation within the premises. The rationale must also be provided which explains the reasons on how odour is to be controlled. Reason- to protect the amenity of neighbouring premises

## **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.