

Planning Consultation Memo

Date	Planning Officer	Environmental Health Officer
25/11/2021	Ms Louise Sahlke	Terry Vincent
Planning Application Number	Worksheet Number	
6/2021/3194/COND	WK127963	

Address: 26 Stonehills Welwyn Garden City AL8 6NA

Application Details: Submission of details pursuant to condition 2 (traffic and commercial/industrial noise) on planning application 6/2019/1452/MAJ

Considerations relevant to Environmental Health for this application

Review the noise assessment submitted in relation to condition 2.

Description of site and discussion of considerations

Condition 2 on planning application 6/2019/1452/MAJ states:

No development shall commence until a scheme to protect future occupiers of the development from traffic and commercial/industrial noise is submitted to and approved in writing by the Local Planning Authority. The approved details shall be subsequently 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 and commercial and industrial noise must be 10dB below levels within BS8233. Any associated mechanical ventilation will need to meet the ventilation requirements found with The Noise Insulation Regulations 1975 (or a similar alternative to be agreed with the Local Planning Authority).

REASON: To protect the occupants of the new development from noise disturbance in accordance with Policies D1 and R19 of the Welwyn Hatfield District Plan and the National Planning Policy Framework.

Comments:

The noise impact assessment fails to deal with the commercial/industrial aspect of condition 2. The condition clearly states that internal noise levels must be 10dB below those stipulated in BS8233. The internal noise levels are 38dB during the daytime and 25dB during the nighttime. It appears that measurements were unattended during the survey, therefore it is unclear whether monitored noise levels were due to commercial activities or not.

It is also noted in the noise survey that the measurements could have been affected by external works and internal works. A comment is made within the report that internal noise levels are likely to reduce. However, this adds a high level of

uncertainty to the measurement process especially as the measurements were unattended. In addition to this, these works could have meant that noise from existing commercial operations were masked during the survey.

The external works within the town centre have also meant that the local fast-food vender that usually operates close to the proposed development has not been operating. The fast-food vender usually operates from early evening into the early hours of the morning. It is unknown to me at this moment in time whether the vender will return once the works are complete. This will add a level of noise in terms of the use of a generator and people queuing/talking/shouting at the van outside of the development during the early hours of the morning. It is recommended that contact is made with the councils licensing team to ascertain whether or not the vender is likely to return. If they are, then this will need to be included within the noise impact assessment to discharge this condition. A prediction can be made within the noise impact assessment using measurements from a similar fast-food trader.

It is recommended that a new noise impact assessment is submitted which deals with the comments raised above. I would suggest that further measurements are taken and that the acoustician is present during the hours of commercial operations. This is to ensure that noise levels in relation to the commercial limits within the condition are addressed.

The internal measurement location plan in appendix A is unreadable. Therefore, I cannot tell which room was used for the measurements. It is also important to note that internal noise measurements must be taken within representative rooms inside the building. Therefore, measurements must be taken within a bedroom and a living room. According to the plan, measurements were taken in one room only, which is not correct. Noise levels should also be taken on the façade that looks onto Stonehills.

The report also states that ventilation could be provided by passive vents or mechanical ventilation. If mechanical ventilation is chosen, details must be provided of the system to be installed. Confirmation must also be provided that the system meets the ventilation requirements within the noise insulation regulations as specified in the condition.

Conclusion

Recommend planning condition 2 is not discharged

Informatives

Demolition/construction works

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.