**Consultation Response on behalf of**

**Private Sector Housing and Environmental Health**

**Planning application DC/22/2143/FUL**

**Eight residential units**

**Land at Empire Yard, Brook Service Yard, Haverhill, Suffolk**

**Regulatory Officer (Name): Dom Stagg, Environmental Health Officer**

**Regulatory Reference Number: WK/202347240**

**Date: 31 January 2023**

I have reviewed the above application and on behalf of the Private Sector Housing and Environmental Health (PSH & EH) Team can confirm I would have **NO OBJECTIONS** to the proposed development subject to the conditions and informative below being attached to any permission granted.

**CONDITIONS**

**1.** Prior to commencement of the development hereby approved, including any site preparation, a Construction Method Statement shall be submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

i) The parking of vehicles of site operatives and visitors;

ii) Loading and unloading of plant and materials;

iii) Site set-up including arrangements for the storage of plant and materials used in constructing the development and the provision of temporary offices, plant and machinery;

iv) The erection and maintenance of security hoarding including external safety and information signage;

v) Wheel washing facilities;

vi) Measures to control the emission of dust and dirt during construction;

vii) A scheme for recycling/disposing of waste resulting from construction works;

viii) Hours of construction operations including times for deliveries and the removal of excavated materials and waste;

ix) Noise method statements and noise levels for each construction activity including any piling and excavation operations;

x) Access and protection measures around the construction site for pedestrians, cyclists and other road users including arrangements for diversions during the construction period and for the provision of associated directional signage relating thereto.

Reason: To ensure the satisfactory development of the site and to protect the amenity of occupiers of adjacent properties from noise and disturbance, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement to ensure that appropriate arrangements are put into place before any works take place on site that are likely to impact the area and nearby occupiers.

**2.** Any site preparation, construction works and ancillary activities, including access road works and deliveries to / collections from the site in connection with the development shall only be carried out between the hours of:

08:00 to 18:00 Mondays to Fridays

08:00 to 13.00 Saturdays

And at no times during Sundays or Bank / Public Holidays without the prior written consent of the Local Planning Authority.

Reason: To protect the amenity of occupiers of adjacent properties from noise and disturbance, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies.

**3.** The building envelope, glazing and ventilation of the dwellings hereby permitted shall be constructed so as to provide appropriate sound attenuation against noise. The acoustic insulation of the dwelling shall be such to ensure noise does not exceed an LAeq (16hrs) of 35dB (A) within bedrooms and living rooms between 07:00 and 23:00hrs and an LAeq (8hrs) of 30dB(A) within bedrooms and living rooms between 23:00 and 07:00hrs. The noise levels specified in this condition shall be achieved with the windows closed and other means of ventilation provided as necessary.

Reason: To protect the amenities of future occupiers of the dwellings, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

**INFORMATIVE**

Noise, Vibration and Dust

The principal contractor and any sub-contractors must ensure compliance with current legislation on noise, vibration and dust control including the Environmental Protection Act 1990 and the Control of Pollution Act 1974. Relevant Codes of Practice set out procedures for dealing with the control of noise and vibration on construction and open sites are contained in BS 5228-1:2009+A1:2014 ‘*Code of practice for noise and vibration control on construction and open sites*’.

ENDS

Kindest regards,

Dom

Dom Stagg

**Environmental Health Officer (PSH & EH)**