

# **Consultee Comments for Planning Application**

## **DC/23/1157/FUL**

### **Application Summary**

Application Number: DC/23/1157/FUL

Address: Land At Rose Bank Burton End Haverhill Suffolk

Proposal: Planning application - (a) three dwellings (b) visitor parking (c) boundary treatments (d) new section of public footpath (f) relocation of street light

Case Officer: Savannah Cobbold

### **Consultee Details**

Name: Mr Dom Stagg

Address: West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU

Email: Not Available

On Behalf Of: Private Sector Housing And Environmental Health

### **Comments**

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. The building envelope, glazing and ventilation of the residential dwellings hereby permitted shall be constructed so as to provide appropriate sound attenuation against external noise. The acoustic insulation of the dwelling unit 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 appropriate ranging from background to rapid / purge ventilation to prevent overheating in accordance with the Acoustics & Noise Consultants (ANC) and Institute of Acoustics (IoA) Acoustics Ventilation and Overheating Residential Design Guide, January 2020.

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.

3. Any site preparation or 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. Any external artificial lighting (including but not limited to security lighting) at the development hereby approved shall not exceed lux levels of vertical illumination at neighbouring premises that are recommended by the Institution of Lighting Professionals Guidance Note 9/19 Domestic exterior lighting: getting it right!. Lighting should be minimised and glare and sky glow should be prevented by correctly using, locating, aiming and shielding luminaires, in accordance with the Guidance Note.

Reason: To prevent light pollution and protect the amenities of occupiers of properties in the locality, in accordance with policy 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

## 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)