

RESPONSE FORM - Public Health & Housing

Planning
West Suffolk Council
West Suffolk House
Western Way
Bury St Edmunds
Suffolk

Case Officer: Ed Fosker
Application No: DC/17/2269
Consultation Period Expires: 24 October 2019

Regulatory Officer (Name): Karen Cattle

Regulatory Reference Number: WK/201934944

RE-CONSULTATION ON APPLICATION RECEIVED BY LOCAL PLANNING AUTHORITY

PROPOSAL: Planning Application - 3no dwellings and access (following demolition of existing dwelling and garage)

LOCATION: 27 Clements Lane, Haverhill, Suffolk CB9 8JR

Sections(s) responding (please tick):

| | | | | | |
|-------------------------|--------------------------|---------------------------------|-------------------------------------|---------------------------------|--------------------------|
| Contaminated Land | <input type="checkbox"/> | Local Air Quality | <input type="checkbox"/> | Private Water Supplies | <input type="checkbox"/> |
| Sustainable Development | <input type="checkbox"/> | Environmental Permitting Issues | <input type="checkbox"/> | Commercial Environmental Health | <input type="checkbox"/> |
| Licensing | <input type="checkbox"/> | Public Health & Housing | <input checked="" type="checkbox"/> | | |

Do the Public Health & Housing object to this Application? Yes No

Comments to explain why object/support the application:

Further to our response of the 20 November 2017, Public Health and Housing have reviewed the amended floor, site and elevation plans submitted on the 10 September 2019 in support of the above Planning Application for the construction of three detached dwellings and access at 27, Clements Lane, Haverhill, following the demolition of the existing dwelling and garage.

Whilst Public Health and Housing would not wish to object to this amended application, it is recommended that the following conditions are included in any consent granted to minimise the impact of the development, during construction, on the existing residential occupiers in the vicinity of the application site and to ensure that the internal ambient noise levels of the proposed dwellings comply with current guideline levels within BS8233:2014 – Guidance on sound insulation and noise reduction for buildings.

Suggested conditions or amendments:

1. The site demolition, preparation and construction works, including deliveries to the site and the removal of excavated materials and waste from the site shall be carried out between the hours of 08:00 to 18:00 Mondays to Fridays and 08:00 to 13:30 Saturdays and at no time on Sundays or Bank 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.

2. Any waste material arising from the site preparation and construction works shall not be burnt on site but shall be kept securely in containers for removal to prevent escape into the environment.

Reason: To ensure that the development will not have a negative impact on ground and surface waters and to protect the amenity of adjacent areas.

3. The acoustic insulation of each dwelling shall be such to ensure noise levels, with windows closed, do not exceed an LAeq (16hrs) of 35dB(A) within bedrooms and living rooms between the hours of 07:00 to 23:00, and an LAeq (8hrs) of 30dB(A) within bedrooms between the hours of 23:00 to 07:00.

Observations on non planning issues:

Date: 15 October 2019