

Consultee Comments for Planning Application

DC/25/1620/FUL

Application Summary

Application Number: DC/25/1620/FUL

Address: Land Off Homefield Road Haverhill Suffolk

Proposal: Planning application - one commercial building (class E) with associated works

Case Officer: Ed Fosker

Consultee Details

Name: 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 have NO IN-PRINCIPAL OBJECTIONS to the proposed development, SUBJECT TO the conditions below being attached to any permission granted.

I am mindful that there are no specified end-uses of the proposed units, which I acknowledge is not unreasonable at this stage. However, this does pose a concern in not knowing whether there could be, in particular, any external mechanical plant / equipment that could potentially have an adverse impact in terms on noise.

I acknowledge that the proposed floor plans submitted in support of the application show that the units will be a lobby / reception and storage space on the ground floors and predominantly office space on the first floors. This would indicate that external mechanical plant / equipment may be unlikely, and certainly none is shown on the drawing showing the proposed elevations.

However, to ensure this I would recommend the following:

CONDITIONS

1. No external mechanical plant or equipment associated with the development hereby approved shall be installed until details thereof have first been submitted to and approved in writing by the Local Planning Authority. The details shall include specifications of the design, location, screening and noise levels of the proposed plant or equipment. The plant or equipment shall be installed in complete accordance with the approved details before being first brought into use. Following installation the plant or equipment shall be retained in accordance with the approved details unless

the prior written consent of the Local Planning Authority is obtained for any variation of the approved details or specifications.

Reason: To protect the amenities of occupiers of properties in the locality, in accordance with Policies SP4 and LP7 of the West Suffolk Local Plan (July 2025), and Chapter 15 of the National Planning Policy Framework.

2. The rating level of noise emitted from any external mechanical plant or equipment associated with the development hereby approved shall be lower than the existing representative background noise level by at least 5 dB at the boundary of the nearest / most affected noise sensitive receptor in order to prevent any adverse impact. The measurements / assessment shall be made according to BS 4142:2014+A1:2019 Methods for rating and assessing industrial and commercial sound at the nearest and / or most affected noise sensitive receptor(s), with the plant or equipment operating at typical maximum duty and be inclusive of any penalties for tonality, intermittency, impulsivity or other distinctive acoustic characteristics.

Reason: To protect the amenities of occupiers of properties in the locality, in accordance with Policies SP4 and LP7 of the West Suffolk Local Plan (July 2025), and Chapter 15 of the National Planning Policy Framework.

3. Any external artificial 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 (ILP) Guidance Note GN01/21 The Reduction of Obtrusive Light. Lighting should be minimised, and glare and sky glow should be prevented by correctly selecting, locating, aiming, shielding and using 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 Policies SP4 and LP7 of the West Suffolk Local Plan (July 2025), and Chapter 15 of the National Planning Policy Framework.

Kindest regards,

Dom

Dom Stagg
Environmental Health Officer (PSH & EH)