

DC/25/0962/FUL Planning application - change of use and construction of second floor extension to existing public house to create nine flats (class C3 and three commercial units (class E) The Vixen Millfields Way Haverhill

I have reviewed this application on behalf of Private Sector Housing and Environmental Healthy and can advise that I am unable to fully comment due to a lack of information provided. I would therefore place a HOLDING OBJECTION.

The proposal is for residential accommodation over three floors with part of the ground floor occupied by a commercial units. There is no detail in the application of the proposed use of the commercial units other than use will be limited to planning Class E. As such we would require to be provided a Noise Impact Assessment undertaken in respect of the potential uses of commercial units, transmission of noise through the structure of the building, necessary mitigations and all equipment to be installed. The Noise Impact assessment is required to consider the impact of external noise sources on the residential part of the proposal and the potential transmission of noise between residential units and between residential and commercial units. An Odour Impact Assessment will be required in respect of the use of the premises and extraction equipment. Restrictions on the delivery times of the proposed units so as to minimise the impact of the businesses on the proposed residential occupiers will be necessary. Consideration may also have to be given to restricting the opening hours of the commercial units, detail of which will depend on the proposed final use.

In addition, we request that the following conditions are applied to any consent granted.

1. The building envelope, glazing and any mechanical ventilation of the residential units hereby permitted shall be so as to provide appropriate sound attenuation against external noise. The acoustic insulation of the bedrooms 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 occupiers of properties in the locality.

2. Prior to first occupation of any dwelling, a post-completion noise impact assessment shall be submitted to, and approved in writing by, the Local Planning Authority. The Assessment shall demonstrate compliance with the above internal ambient noise levels for dwellings as per BS 8233:2014 'Guidance on sound insulation and noise reduction for buildings' and existing guidelines issued by the World Health Organisation (WHO).

Reason: To protect the amenities of future occupiers of the dwellings and 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, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

3. Prior to commencement of development, including any works of demolition, 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:
 - a. The parking of vehicles of site operatives and visitors
 - b. Loading and unloading of plant and materials
 - c. 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
 - d. The erection and maintenance of security hoarding including external safety and information signage, interpretation boards, decorative displays and facilities for public viewing, where appropriate
 - e. Wheel washing facilities
 - f. Measures to control the emission of dust and dirt during construction
 - g. A scheme for recycling/disposing of waste resulting from demolition and construction works
 - h. Hours of construction operations including times for deliveries and the removal of excavated materials and waste
 - i. Noise method statements and noise levels for each construction activity including piling and excavation operations
 - j. 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. 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.

4. Demolition or construction works shall not take place outside 0800 hours to 1800 hours Mondays to Fridays and 0800 hours to 1300 hours on Saturdays and at no time on Sundays, public holidays or bank holidays.

Reason To protect the amenity of occupiers of adjacent properties from noise and disturbance

5. The burning of any waste arising from the development hereby permitted shall be prohibited at any time within the application site.

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

6. Deliveries to the commercial units shall be limited to between 8.30am and 5.00pm on Mondays to Saturdays only. No form of servicing or deliveries to the retail units shall take place at any time on Sundays, Bank or Public Holidays.

Reason To protect the amenity of occupiers of adjacent properties from noise and disturbance

I would also recommend the following INFORMATIVES also be considered in respect of the proposed development.

1. Prior to the commencement of works of demolition on the site, a destructive asbestos survey by a specialist asbestos contractor of the buildings to be demolished should be undertaken and if any asbestos containing materials are discovered, or subsequently discovered during the course of the development, these should be handled and disposed of appropriately, including by the use of licensed contractors and waste disposal sites licensed to receive asbestos. This is to prevent emission of any asbestos from the site. A survey is necessary prior to commencement of demolition works to ensure that risks from asbestos to the environment / neighbouring land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to human health and other off-site receptors.