From: Lee.Money <Lee.Money@horsham.gov.uk>
Sent: 18 October 2024 14:51:36 UTC+00:00
To: "Hannah.Darley" <Hannah.Darley@horsham.gov.uk>
Subject: RE: DC/24/1595 50 Springfield Road Horsham EH response

Hi Hannah

Thanks for the consultation request.

There are no objections in principle to the development but there are a couple of issues that need to be addressed through condition.

Contamination risks.

The Phase One Geo-environmental report has not identified any risks to future occupiers of the development from ground contamination. However the HSE advise that asbestos containing materials may be present in buildings constructed, extended, repaired or refurbished before 2000. If the asbestos register for the building is not able to be provided to the local planning authority then the following conditions should be attached:

1. Prior to the commencement of development an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264 shall be submitted to and approved in writing by the Local Planning Authority. All confirmed or suspected asbestos containing materials shall be removed from areas of the development which are to form private dwellings. A verification report prepared by a competent person which confirms all asbestos or suspected asbestos containing materials have been removed shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development.

2. All Site clearance debris and construction waste shall be removed from site by an appropriately licensed waste removal contractor, including all asbestos waste.

Noise from commercial sources

As identified in the Noise impact assessment, the development site is adversely affected by noise from road traffic and also from noise associated with the operation of the external located plant serving the neighbouring premises. Environmental noise such as from road traffic cannot be considered under the prior approval process. Only noise impacts from the nearby plant is therefore relevant to this application. The modelling detailed in the Noise impact Assessment has identified a risk of adverse impacts during the day. For night time a minor adverse noise impact is predictable. The calculation of internal noise levels is based on the assumption a 15dB reduction in noise through an open window. However this reduction will be less for tonal noise sources. The noise impact assessment has identified the presence of audible tones in the noise from the building services plant. The risk of adverse noise impacts may therefore be greater than stated.

It is therefore recommended that the following condition is attached:

3. Prior to first occupation, a scheme of noise mitigation and mechanical ventilation sufficient to prevent overheating and maintain thermal comfort shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall achieve the habitable room standards as detailed in BS8233:2014 with no relaxation for exceptional circumstances and appropriate consideration of LAmax. The Assessment shall demonstrate that CIBSE TM59 compliance would be achieved with the proposed design, and that CIBSE TM49 has been considered as part of the modelling. Any mechanical ventilation shall then be designed in accordance with the ANC Acoustics Ventilation and Overheating: Residential Design Guide 2020. with suitable measures to ensure the thermal comfort of occupiers and prevent overheating. The development shall not be occupied until a verification report which demonstrates the approved scheme is fully installed has been submitted to and approved by the Local Planning Authority.

Regards

Lee

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-----Original Message-----
From: Planning <planning@horsham.gov.uk>
Sent: 17 October 2024 10:51
To: eh.planningconsultation <eh.planningconsultation@horsham.gov.uk>; Gareth.Jones <Gareth.Jones@horsham.gov.uk>
Subject: Planning Application Consultation - DC/24/1584

Please see the attached consultation letter from Horsham District Council Re:DC/24/1584