

MEMORANDUM TO PUBLIC HEALTH AND LICENSING – PLANNING CONSULTATION

Application No: DC/26/0528

Case Officer: Hannah Darley

Address: 57 Premier Travel Inn North Street Horsham

Proposal: Part-demolition of hotel restaurant, erection of replacement hotel and guest restaurant extension and all associated works.

Date comments required by: 19/05/26.

Details of the application can be viewed at

<https://www.horsham.gov.uk/planning/planningapplications/view-and-comment-on-planning-applications>

I have no objections to this proposal in principle. However, I note that there are several neighbouring residential properties in proximity. To mitigate any adverse environmental impacts, the applicant will need to exercise suitable controls. I make recommendations for consideration by the Planning Department:

Demolition of the Existing Buildings & Construction Phase:

1. Suitable assessments should be made to identify any asbestos contained within the buildings to be demolished and controls put in place to ensure safe removal and disposal.
2. A licensed waste removal contractor should remove all clearance debris and construction waste from site.
3. No burning of materials should take place on site.
4. Hours of construction activities (including deliveries and dispatch) should be limited to 08.00 – 18.00 Monday until Friday, 09.00 – 13.00 Saturdays and no activity on Sundays or Bank Holidays.
5. Suitable provisions must be made for the control of dust.

Operation:

1. Suitable noise controls of all building plant and/or machinery (refrigeration, extract ventilation, air conditioning systems, etc) to result in no background noise levels (to include low frequency noise). No building plant and/or machinery to be installed without prior approval from the Planning Authority.

This application is accompanied by a 'Noise Impact Assessment' detailing external assessments of new noise emission impact on neighbouring residential properties, and noise intrusion into the new hotel guestrooms.

Although the report concludes that the building services plant proposals will have a low impact on all nearby noise-sensitive receivers, this department seeks assurances that operational noise will not cause nuisance to neighbouring residents and hotel guests.

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2. Suitable provision for must be made for drainage. This should include grease traps to any commercial kitchens.
3. There must be suitable provisions for odour control for commercial kitchen extract ventilation system and correct positioning of flues if appropriate. I recommend that that the applicant or his/her representative has regard to the latest Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems
4. Waste & refuse areas should be located well away from neighbouring residential premises.
5. The applicant or his/her representative should have regard to the Institution of Lighting Engineers (ILE) guidance on Reducing Obstructive Light with the positioning of any proposed external security lighting or similar. This is to eliminate potential light nuisance to neighbouring properties.
6. Restrictions on hours of use for deliveries & commercial waste collections are recommended to control noise disturbance to residents living within or close to the development. Recommended time are:
 - 08.00 – 19.00 Monday to Friday,
 - 09.00 – 18.00 Saturdays
 - No activity on Sundays or Bank Holidays.

Should you wish to discuss this matter further please do not hesitate to contact me.

A handwritten signature in black ink, appearing to be 'Paul Hobbs', written in a cursive style.

Paul Hobbs
Principal Environmental Health Officer