

NORTH HERTS COUNCIL

MEMORANDUM

To: PLANNING CONTROL AND CONSERVATION Paul Chaston	From: ENVIRONMENTAL HEALTH Alan Stone Ext 4108
	Date: 16 th January 2025
Our Ref: 6105/24	Your : 24/02758/FP Ref:
Subject: Full Planning Permission: Redevelopment of existing care home and erection of detached 3 to 4 storey 70-bed residential nursing home (Class C2 use) with associated parking, landscaping, amenities and works, following demolition of extensions to existing care home. Guysfield Residential Home, Willian Road, Letchworth Garden City, Hertfordshire, SG6 2AB	

Comments:

Thank you for consulting Environmental Protection on this application. This response concerns environmental health matters of noise (and other nuisances), air quality and land contamination. I have no objections to the proposals but can respond as follows:

Noise:

The application is supported by an Acoustic Design Statement. This statement includes a noise assessment and recommendations for mitigation and limits for any plant installed. I am satisfied with these proposals based on the submitted information and, therefore, recommend the following conditions are placed on any decision notice should you be minded to grant approval.

Prior to the commencement of development a scheme shall be submitted for the protection of the dwellings from noise for approval in writing by the Local Planning Authority. The scheme shall be in accordance with the recommendations identified in the Sound Solution Consultants Ltd Report Ref 41005-R2 dated 2nd October 2024. No rooms shall be occupied until the scheme providing protection for those dwellings has been implemented in accordance with the approved details. The approved scheme shall be retained in accordance with those details thereafter.

Any plant, machinery or equipment installed as part of the development hereby approved shall not exceed the noise limits as set out in the submitted Sound Solution Consultants Ltd Report Ref 41005-R2 dated 2nd October 2024.

Prior to the commencement of the development, a detailed construction management plan shall be submitted to and approved in writing by the Local Planning Authority, and the plan shall include the following:

- a) The construction programme and phasing**
- b) Hours of operation, delivery and storage of materials**
- c) Details of any highway works necessary to enable construction to take place**
- d) Parking and loading arrangements**
- e) Details of hoarding**
- f) Management of traffic to reduce congestion**
- g) Control of dust and dirt on the public highway**
- h) Details of consultation and complaint management with local businesses and neighbours**
- i) Waste management proposals**
- j) Mechanisms to deal with environmental impacts such as noise, air quality, light and odour.**

Reason: In the interests of highway safety and the control of environmental impacts

N.B. The applicant should be made aware that the hours of noisy construction works permitted by North Herts Council are 8am to 6pm Monday to Friday, 8am to 1pm on Saturdays and at no time on Sundays or public holidays. This Construction Management Plan also covers air quality impacts from dust etc.

Odour:

In relation to the installation of any kitchen equipment and odour mitigation, there are no information on the kitchen extraction system nor detail has in respect of the type of cooking proposed and consequently what level of smoke and odour control measures are required. Therefore, I recommend the following condition.

Equipment shall be installed to effectively suppress and disperse fumes and/or odours produced by cooking and food preparation, and the equipment shall be effectively operated for so long as the commercial food use continues. Full details of the method of odour abatement and all odour abatement equipment to be used shall be submitted to and approved by the Local Planning Authority prior to the installation of the equipment. The approved equipment shall be installed and in full working order to the satisfaction of the Local Planning Authority prior to the use hereby permitted commencing.

Reason: To prevent the adverse impact of odours arising from cooking activities on the amenity of nearby residents

Contaminated Land:

The current use is as residential (residential home) building with hardstanding for parking. There is a small potential for contamination to be present. Therefore, I would recommend that the following condition is placed on any decision notice should you be minded to grant approval.

Any contamination that is found during construction of the development hereby permitted shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development is resumed or continued.

Lighting:

Due to the semi-rural location and the proximity of the existing residential dwellings there is the potential for light nuisance. There is no detail supplied as to the proposed type and location of external lighting and therefore the following condition would be recommended.

Prior to the commencement of development details of any external lighting to be installed on the site, including the design of the lighting unit, any supporting structure, and the extent of the area to be illuminated, shall be submitted to and approved in writing by the Local Planning Authority. Only the details thereby approved shall be implemented.

Reason: To prevent the adverse impact unwanted light on the amenity of nearby residents

Air Quality:

Local Air Quality:

North Herts Council have specific air quality planning guidance that can be found at <http://www.north-herts.gov.uk/home/environmental-health/pollution/air-quality/air-quality-and-planning>

Application of the guidance to a development of this scale and location defines the site as being a MAJOR scale development and so the following condition is recommended to ensure that appropriate local air quality mitigation is provided.

EV Recharging Infrastructure Condition

Prior to occupation, the proposed new dwelling shall incorporate 1 charging point per unit (dedicated parking) or 1 charging point per 10 spaces (unallocated parking)

Reason: To contribute to the objective of providing a sustainable transport network and to provide the necessary infrastructure to help off-set the adverse impact of the operational phase of the development on local air quality.

Informative

1) EV Charging Point Specification:

A charging point shall be installed by an appropriately certified electrician/electrical contractor in accordance with the following specification. The necessary certification of electrical installation should be submitted as evidence of appropriate installation to meet the requirements of Part P of the most current Building Regulations.

Cable and circuitry ratings should be of adequate size to ensure a minimum continuous current demand for the vehicle of 16A and a maximum demand of 32A (which is recommended for Eco developments)

- A separate dedicated circuit protected by an RBCO should be provided from the main distribution board, to a suitably enclosed termination point within a garage or an accessible enclosed termination point for future connection to an external charge point.
- The electrical circuit shall comply with the Electrical requirements of BS7671: 2008 as well as conform to the IET code of practice on Electric Vehicle Charging Equipment installation 2012 ISBN 978-1-84919-515-7 (PDF). This includes requirements such as ensuring the Charging Equipment integral protective device shall be at least Type A RCD (required to comply with BS EN 61851 Mode 3 charging).
- If installed in a garage all conductive surfaces should be protected by supplementary protective equipotential bonding. For vehicle connecting points installed such that the vehicle can only be charged within the building, e.g. in a garage with a (non-extended) tethered lead, the PME earth may be used. For external installations the risk assessment outlined in the IET code of practice must be adopted, and, may require additional earth stake or mat for the EV charging circuit. This should be installed as part of the EV ready installation to avoid significant on cost later.
- A list of authorised installers (for the Government's Electric Vehicle Homecharge Scheme) can be found at <https://www.gov.uk/government/organisations/office-for-low-emission-vehicles>
- UK Government issued legislation in 2021 to require domestic EV charge points to be smart, thus we recommend that all charge points will be capable of smart charging, as detailed in UK Gov regulations.

2) The above condition is considered relevant and reasonable for the following reasons:

- Paragraphs 170 (e), 181 of the NPPF, which refer to the effects (including cumulative effects) of pollution (including air pollution) on health, the natural environment (including air quality).
- Paragraphs 102 (d), 105 (e) and 110 (e) of the NPPF, which refer to the need to promote sustainable transport including the provision for charging plug-in and other ultra low emission vehicles.
- HCC Local Transport Plan (LTP4) 2018-2031 which includes an objective to 'preserve the character and quality of the Hertfordshire environment' and 'make journeys and their impact safer and healthier', as well as its Emissions Reduction Policy 19.
- It is consistent with the approach specified in the NHDC Air Quality Planning Guidance Document, which is referenced within the current consultation version of the Local Plan.

If you have any queries, then please do not hesitate to contact me.

Regards

Alan Stone