

NORTH HERTS COUNCIL

MEMORANDUM

To: PLANNING CONTROL AND CONSERVATION Alex Howard	From: ENVIRONMENTAL HEALTH Alan Stone Ext 4108
	Date: 10 th December 2025
Our Ref: 6482/25	Your : 25/01988/FP Ref:
Subject: Noise and other nuisances, CL and AQ Full Planning Permission: Erection of single storey work unit. Bondor Business Centre, London Road, Baldock, Hertfordshire, SG7 6HP	

Comments:

Dear Alex,

Further to my previous comments and our discussions and the note from the agent, given the use is to be in line with the existing business operations (for which we have no complaints) we could use a noise management plan condition in which we would wish to see hours of use stipulated and also that doors and windows are to remain closed when any noisy machinery is in use, or, indeed, the specification of any equipment to be used and any mitigation?

I have drafted a condition below in this regard for your consideration and include the land contamination recommendations.

Noise:

No development shall commence until a Noise Management Plan has been submitted to and approved in writing by the Local Planning Authority. Such a management plan shall identify measures to control noise emanating from the hereby permitted facility. Any identified measures shall be implemented in accordance with the approved plan at all times.

Reason: To protect the amenity of neighbouring residents

Contaminated Land:

The site is an existing commercial site. We would not necessarily require a land contamination assessment; however, I recommend that the following condition is placed on any decision notice should you be minded to grant approval.

In the event that contamination is found at any time when carrying out the approved development, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall then be undertaken by a competent person, in

accordance with BS10175:2011. A written report of the findings should be forwarded for approval to the Local Planning Authority. Following completion of remedial measures a verification report shall be prepared that demonstrates the effectiveness of the remediation carried out. No part of the development should be occupied until all remedial and validation works are approved in writing.

Reason: To protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990.

Regards

Alan Stone