

NORTH HERTS COUNCIL

MEMORANDUM

To: PLANNING CONTROL AND CONSERVATION Alex Howard	From: ENVIRONMENTAL HEALTH Alan Stone Ext 4108
	Date: 12 th November 2025
Our Ref: 6434/25	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:

Thank you for consulting Environmental Protection on this application advice. I can respond as follows.

Noise:

The application for this works unit states this will be a B2 use and that there will be industrial and commercial processes in use at the site, although the exact nature of this is unknown. Additionally, it states that hours of opening are not relevant to this proposal.

There is no information about the activities, or indeed equipment to be used as part of the building. We could seek to obtain a noise assessment to fully ascertain the potential impact of this building, or, perhaps, we could seek to apply a condition requiring a noise management plan for this building. Perhaps initially, further information could be sought on this building and to quantify what noise can be expected.

There are residential properties to the south east of this proposed unit and whilst the unit is relatively small and they are some 30 plus metres distant, there is potential for disturbance dependent on the specific operations and the hours of working.

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