[redacted]

From: Carol Reynolds
Sent: 01 December 2017 15:12
To: Planning.Responses
Cc: David Easton
Subject: FW: LU/298/17/PL - 5 Selborne Place

Environmental Health:
1.Noise:

Environmental Health have concerns about the impact of a children's nursery in a residential area and the potential for noise disturbance to neighbours. The applicant has provided insufficient information on how they propose to control this. Should the application be granted controls will need to be implemented to reduce the impact on neighbours. I would therefore advise the following:
Before the development commences , the applicant shall engage a suitable acoustic consultant who shall submit to the approval of the Local Planning Authority:-
* An Acoustic Report to predict the likely detrimental effect of this business on noise levels at the nearest noise sensitive residential façade; to include the effect of the use of the south facing garden as a childrens' play area. Such a report to detail whatever suitable mitigation measures as may be necessary.
* To calculate the required level of sound attenuation to be provided between this and the adjoining residential unit (Selbourne House) and method of achieving this, to accord with the requirements of BS8233:2014, Code of Practice on Sound Insulation and Noise Reduction for Buildings.
Mitigation measures within the report to be agreed with the local planning authority and put in place prior to the business operating.
Reason: To avoid detriment to the amenity
2.Hours of operation:
Premises: to be limited to 08:00hours to 18:00 hours on any week day and not at all on any Saturday, Sunday or Bank Holiday (or days off in lieu of these).
Deliveries: to be limited to 08:00hours to 18:00 hours on any week day and to between 10:00 and 13:00 on any Saturday.
External (Play) Area: To be limited as indicated by the Acoustic Report and agreed with the local planning authority but no access to be allowed for children to play before 09:00 am.
Reason: To ensure the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties.

3.Construction Management Plan
No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved by, The Local Planning Authority. The Approved Plan shall be adhered to throughout the construction period. The Plan shall provide for :
a. An indicative programme for carrying out the works
b. The arrangements for public consultation and liaison during the construction works.

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c. Measures to minimise the noise (including vibration) generated by the construction process including the careful selection of plant and machinery.
d.The parking of site operatives and visitors
e. Loading and unloading of plant and materials
f.Storage of plant and materials used in construction and development
g.Wheel washing facilities

Hours of operation to be limited to 08:00hours to 18:00 hours on any week day; from 08:00 hours to 13:00 hours on any Saturday and not at all on any Sunday or Public or Bank Holiday. Particularly noisy activities should only commence after 9am.

Reason: In order to safeguard the amenity.

Informative:
1The premises will require registration under the Food Safety Act 1990 and will need to comply with the standards contained in the relevant Food Hygiene Regulations prior to becoming operational. The applicant is advised to contact Environmental Health for further information.
2.The Workplace (Health, Safety and Welfare) Regulations 1992 and Health and Safety at Work etc Act 1974 requires there to be:
*Suitable provision of Staff Sanitary Accommodation. It will be necessary to provide 2 water closets and 2 wash hand basins together with a suitable supply of hot and cold water and suitable drainage for up to and including 25 members of staff. Such units to segregated for male and female staff members and to be provided with proper ventilation.

*Proper provision for changing of babies nappies is to be made on the ground floor so as to prevent the necessity to travel up and downstairs to the only such changing area currently provided on the first floor. Such a changing facility to have a proper supply of hot and cold water and proper drainage to allow for hand washing.

*Suitable and sufficient accommodation is to be provided for storage of staff outdoor clothing.

*There is no provision of an area, provided with a potable water supply, where staff might be able to make drinks, eat and rest. Such an area is to be provided.

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