

MH Architects Ltd
Ground Floor
Bicentennial Building
Southern Gate
Chichester
PO19 8EZ

Date: 21st October 2021

Please ask for: Mrs A Gardner
Tel: 01903 737529

Your Ref:

Our Ref: AB/113/21/DOC

Dear Davis,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Approval of details reserved by condition imposed under AB/39/18/PL relating to conditions 3-4-5
Construction Management Plan, 4-surface water drainage & 5-foul & surface water sewerage disposal.
30 Ellis Close Arundel BN18 9LG

Notification regarding the above application:

Condition Number 3

No development shall take place, including any works of demolition, until a Construction Environmental Management Plan has been submitted to, and approved in writing 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 of the works;
- b. Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s);
- c. the parking of vehicles of site operatives and visitors;
- d. loading and unloading of plant and materials;
- e. storage of plant and materials used in constructing the development;
- f. measures to control the emission of dust and dirt during construction.

Reason: In order to protect the amenity and living conditions of neighbouring properties in accordance with policies D DM1, T SP1, QE DM1, QE DM2 and QE DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to have the site set-up agreed prior to work starting.

Decision:

Arun District Council have decided to **REFUSE** details reserved by condition for the following reasons:

This condition cannot be discharged based on the information submitted to date. The Construction and Environmental Management Plan details the construction site. It is not clear if all of these areas will be enclosed with heras fencing / hoarding.

The location of any heras fencing / hoarding should be made clear as part of the Construction and Environmental Management Plan, particularly given the intention to 'Stop Up' some sections of public highway, so that a suitable informative can be provided if the fencing will obstruct the public highway.

Further, the discharge of this condition cannot be considered further since planning permission AB/39/18/PL expired on 03-10-2021 and cannot lawfully be implemented. A new planning application for the development the subject of this DOC will need to be submitted in due course.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning