

From: Amanda Scholes on behalf of Planning.Responses
Sent: 20 November 2020 11:57
To: Planning Scanning
Subject: FW: 1-3 High Street, Arundel, BN18 9AD - AB/121/20/L

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Save the environment - think before you print.

From: Craig Milligan <Craig.Milligan@arun.gov.uk>
Sent: 19 November 2020 14:42
To: Planning.Responses <Planning.Responses@arun.gov.uk>; Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: FW: 1-3 High Street, Arundel, BN18 9AD - AB/121/20/L

Planning Application Reference: AB/121/20/L

Proposal: Change of use of existing building from office (Use Class E) to residential dwelling (Use Class C3) with minor internal layout changes. This application affects the setting of listed buildings, affects the character & appearance of the Arundel Conservation Area & is in CIL Zone 2 (CIL Liable) as new dwelling.

Address: 1-3 High Street, Arundel, BN18 9AD

Dear Anita,

Environmental Health has no objection in principle to this application. Please could you attach the following conditions to any subsequent permission granted

Construction

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- a) An indicative programme for carrying out of the works;
- b) Details of the arrangements for public engagement / consultation both prior to and continued liaison during the construction works;
- c) 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);
- d) Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination;
- e) The parking of vehicles of site operatives and visitors;
- f) Loading and unloading of plant and materials, including permitted times for deliveries;
- g) Storage of plant and materials used in constructing the development;
- h) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- i) The provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulations Orders);
- j) Measures to control the emission of dust and dirt during construction;
- k) A scheme for recycling / disposing of waste resulting from demolition and construction works i.e. no burning permitted.

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of the Adopted Arun Local Plan 2011 – 2031

No demolition/construction activities shall take place other than from 08:00 hours until 18:00 hours (Monday to Friday) and from 08:00 hours until 13:00 hours (Saturday) with no noisy work on Sunday or Bank/Public Holidays.

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of the Adopted Arun Local Plan 2011 – 2031

Asbestos

The development hereby permitted shall not begin until a scheme to address the management and/or safe disposal of asbestos and asbestos containing materials has been submitted to and approved in writing by the local planning authority. The scheme shall include details of, where necessary, an asbestos identification survey by a qualified contractor, measures to be adopted to protect human health and the preferred asbestos disposal route, unless the local planning authority dispenses with any such requirement specifically in writing.

Reason: To protect the amenity of local residents in accordance with Policy QE DM4 of the Adopted Arun Local, plan 2011 – 2031

Sound insulation

Prior to the commencement of the development hereby approved, a scheme to demonstrate that the internal noise levels within the residential units will conform to the 'Indoor ambient noise levels for dwellings' guideline values specified within Table 4 under section 7.7.2 of BS 8233:2014 and shall be complied by a competent acoustician on sound insulation and noise reduction for buildings and shall be submitted to and approved in writing by the Local Planning Authority. The scheme should take into account the correct number of air changes required for noise affected rooms. The works specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter. Before any residential unit is occupied, a test shall be undertaken by a competent acoustician and submitted to the Local Planning Authority to demonstrate compliance with 'Indoor ambient noise levels for dwellings' guideline values specified within Table 4 under section 7.7.2 of BS 8233:2014.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Adopted Arun Local Plan 2011 – 2031

Air Quality

Prior to occupation of any of the dwellings, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwellings shall be submitted to the local planning authority for approval and thereafter implemented in accordance with the approved details and the charge points shall thereafter be retained and maintained in good working condition.

Reason: New petrol and diesel cars/vans will not be sold beyond 2040, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with policy QE DM3 (c) of the Arun Local Plan, the Arun District Council Electric Vehicle Infrastructure Study (November 2017) and the National Planning Policy Framework (NPPF)

Thank you for your consultation,

Sincerely, Craig

Craig Milligan
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