

Celtic Technologies Ltd
Columbus House
Greenmeadow Springs
Tongwynlais
Cardiff
CF15 7NE

Please ask for: Mrs A Gardner
Email: Anita.Gardner@arun.gov.uk
Telephone: 01903 737529
Our Ref: AB/45/21/PL
Your Ref:
Date: 2nd June 2021

Dear Mr Gronow,

Town and Country Planning (Pre-commencement Conditions) 2018
Notice of intention to impose pre-commencement conditions

Remediation Works To Mitigate Potential Liabilities Associated With Ground Conditions Resulting From The Site'S Historic Use As A Gasworks. This Site Is In Cil Zone 1 (Zero Rated) As Other Development.

Former Gasholder Station (Land Opposite Arundel Cemetry) Ford Road Arundel

From 1 October 2018 section 100ZA(5) of the Planning Act 1990 provides that planning permission for the development of land may not be granted subject to a pre-commencement condition without the written agreement of the applicant to the terms of the condition (except in the circumstances set out in the Town and Country Planning (Pre-commencement Conditions) Regulations 2018).

The following Pre Commencement Condition/s are Proposed:

- 8 No development shall commence 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,
- an indicative programme for carrying out of the works;
 - details of the arrangements for public engagement / consultation both prior to and continued liaison during the construction works;
 - measures to minimise the noise (including vibration) generated by the remediation 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);
 - details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination;- the anticipated number, frequency and types of

vehicles used during the works,

- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in the development,
- the erection and maintenance of security hoarding,
- details of public engagement both prior to and during construction works.
- measures to control the emission of dust and dirt during construction;

Reason: In the interests of highway safety and the amenities of the area in accordance with policy QE SP1 of the Arun Local Plan. This is required to be a pre-commencement condition because these details have to be agreed and in place before any work commences

OPTIONS:

1. Confirm your acceptance in writing by the **17th June 2021**.
2. Choose not respond (i.e. remain silent). If there is no response by the **17th June 2021** the Local Planning Authority may grant planning permission subject to the terms of the pre-commencement condition specified in the notice.
3. Provide comments before the **17th June 2021** on the proposed pre-commencement condition, in which case that condition cannot be imposed.
4. Indicate before the **17th June 2021** that you do not agree to the terms of the proposed pre-commencement condition, in which case the Local Planning Authority may then either:
 - a. grant planning permission without the pre-commencement condition,
 - b. seek written agreement to an alternative pre-commencement condition, or
 - c. refuse to grant permission (if it considers that the disputed pre-commencement condition is necessary to make the development acceptable in planning terms).

If you wish to discuss the contents of this letter, or if there is anything you do not understand, please contact the case officer on the above extension.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to

<https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.