

Environmental Health Consultation Response

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| To | Harry Chalk |
| Date | 28-01-2025 |
| Planning Ref | AB/7/25/L |
| Site Description | Sparks Yard, 18 Tarrant Street Arundel West Sussex BN18 9DJ |
| Date of Application | 2025-01-20 00:00:00 |
| Category | |
| Recommendation | No Objection No Objection – with conditions Objection Holding Objection |

EH Comments:

Conditions Recommended:

PCEHN27 : New residential development affected by transportation noise sources (this condition is specific to transportation noise)

Prior to the commencement of the development, a scheme for protecting the proposed dwellings from noise shall be submitted to and approved in writing by the Local Planning Authority. The proposed scheme shall achieve the following noise levels, based on Table 4 of BS 8233:2014:

- a) internal day time (07.00 hours to 23.00 hours) noise levels shall not exceed 35dB LAeq, 16hr for habitable rooms (bedrooms and living rooms with windows open)
- b) internal night-time (23.00 hours to 07.00 hours) noise levels shall not exceed 30dB Laeq, with individual noise events not exceeding 45dB Lamax no more than 12 times per night (bedrooms windows open).
- c) garden/external amenity spaces should not exceed 50 dB Laeq, 16hr.

If it is predicted that the internal noise levels specified above will not be met with windows open, the proposed mitigation scheme shall assume windows would be kept closed and will specify an alternative ventilation system, to reduce the need for windows to be opened. As a minimum, this should usually consist of a mechanical heat recovery ventilation system with cool air by-pass or equivalent. Details shall be compiled 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 applicant should review the Planning Noise Advice Document – Sussex, November 2023:
<https://www.arun.gov.uk/download.cfm?doc=docm93jijm4n19846.pdf&ver=24686>.

The agreed noise mitigation measures shall be fully installed/implemented prior to occupation of any of the affected dwellings and permanently retained in good working order.

Reason:

To protect the amenity of local residents in accordance with Arun Local Plan policy QE DM1. This must be a pre-commencement condition because it is necessary to have such mitigation measures in place before the buildings are occupied.

PCCONSTR1 : Construction Management Plan

including WSCC and hours provisions

No development shall take place (or such other date or stage in development as may be agreed in writing by the Local Planning Authority) until a Construction and Environmental Management Plan (CEMP)

and accompanying site set-up plan ~~DELETE IF NECESSARY~~

has been submitted to and approved in writing by the Local Planning Authority, who shall consult with National Highways, WSCC Highways, the council's Environmental Health Team and Ecologist as appropriate. The approved CEMP shall thereafter be implemented and adhered to throughout the construction period. This shall require the applicant and contractors to minimise disturbance during demolition and construction. The CEMP shall provide details as appropriate, including but not necessarily restricted to, the following matters:

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•the phased programme of construction works

•the anticipated number, frequency, types and timing of vehicles used during demolition/construction (vehicles should avoid the strategic road network during the peak

hours off 08:00-09:00 and 17:00-18:00 where practicable)

- the preferred road routing for all construction traffic associated with the development
- provision of wheel washing facilities (details of their operation and location) and other works required to mitigate the impact of construction upon the public highway, including the provision of Temporary Traffic Regulations Orders
- details of street sweeping
- details of suppression of dust and dirt arising from the site
- a scheme for recycling/disposing of waste resulting from works (i.e. no burning permitted)
- details of all proposed external lighting to be used during works, including location, height, type and direction of light sources and intensity of illumination
- details of areas for the unloading, loading, parking and turning of vehicles on site
- details of areas to be used for the storage of plant and materials associated with the development
- details of the temporary construction site enclosure to be used throughout the course of construction, including access gates, decorative displays and facilities for public viewing, where appropriate
- contact details for the site contractor, site foreman and CDM coordinator, including out-of-hours contact details
- details of the arrangements for public engagement/consultation prior to and during the development
- details of any temporary traffic management that may be required to facilitate the development, including chapter 8 traffic signage
- measures to minimise the noise and vibration generated by the construction process, to include hours of work, proposed methods of piling for foundations, the careful selection of plant and machinery and the use of noise mitigation barriers.

If residential properties are to be completed and occupied prior to the whole development being finished, a scheme to protect those early occupants from noise and vibration shall be submitted to and approved in writing by the local planning authority.

Details of how measures will be put in place to address any environmental problems arising from any of the above shall be provided. A named person shall be appointed by the applicant to deal with complaints and shall be available on site and their availability made known to all relevant parties.

No demolition/construction activities shall take place other than between 08.00 hours and 18.00 hours on Monday to Friday and between 08.00 hours and 13.00 hours on Saturday with no work on Sundays or Bank/Public Holidays.

Reason:

In the interests of the safety/amenity of nearby residents and occupiers of any nearby noise-sensitive premises, the safety and general amenities of the area and in the interests of highways safety in accordance with Arun Local Plan and the NPPF policies D DM1, QE SP1, QE DM1, QE DM2, QE DM3 and T SP1. This is required to be a pre-commencement condition because it is necessary to have the construction site set-up agreed prior to access by demolition/construction staff.

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF

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From: Kate Giddings <kate.giddings@arun.gov.uk>
Sent: 14 March 2025 14:43
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Cc: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: AB/6/25/PL - Sparks Yard, 18 Tarrant Street, Arundel BN18 9DJ

Dear Harry,

Further to Chris' comments on the above application (attached – these were provided under the original consultation reference AB/7/25/L), it is unclear how the proposed dwellings are to be ventilated. EH would therefore please like to add that in the event that mechanical ventilation is required and/or proposed, the following condition is considered:

- EHN23: No internally or externally located plant, machinery equipment or building services plant shall be operated on the site until an assessment of the acoustic impact arising from the operation of all such equipment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken in accordance with BS 4142:2014+A1:2019 and shall include a scheme of attenuation measures to mitigate the adverse impacts identified in the acoustic assessment. The scheme shall ensure that the rating level of noise emitted from the proposed building services plant is 5 dB less than the prevailing background sound level (LA90). The scheme as approved by the Local Planning Authority shall be fully installed prior to first operation of the plant and shall be retained as such thereafter. Any agreed attenuation measures shall be permanently maintained in good working condition. The applicant should review the Planning Noise Advice Document – Sussex, November 2023:

<https://www.arun.gov.uk/download.cfm?doc=docm93jim4n19846.pdf&ver=24686>.

Reason: To protect the amenity of local residents in accordance with the Arun Local Plan policy QE DM1.

It is also recommended that the following conditions are added to any approval:

- PCEHN2: Construction work shall not begin until a scheme for protecting the proposed residential dwellings from noise from the public houses in the vicinity has been submitted to and approved in writing by the Local Planning Authority. All such works which form part of the scheme shall be completed before any part of the noise-sensitive development is occupied. **Reason:** To safeguard the amenity of residents in accordance with Arun Local Plan policy QE DM1. This must be a pre-commencement condition because it is necessary to have such mitigation measures in place before the buildings are occupied.
- PCENV4: Prior to the commencement of demolition or any other works commencing, a copy of the asbestos register held for the building and where appropriate, any remedial strategy, shall be submitted to and approved in writing by the Local Planning Authority. The demolition should thereafter proceed in accordance with the approved details. **Reason:** To protect the amenity of local residents in accordance with the Arun Local Plan policy QE DM4. This is required to be a pre-commencement condition because there could otherwise be a risk to human health including that of neighbouring residents and persons in the vicinity.
- ENV5: If during development, any visible contaminated or odorous material (for example, asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified is found to be present on the site, no further development (unless otherwise expressly agreed in writing with the Local Planning Authority) shall be carried out until it has been fully investigated using suitably qualified, independent consultant(s). The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unexpected contamination shall be dealt with must be submitted to the Local Planning Authority for approval in writing before being implemented. If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority. **Reason:** To protect the amenity of local residents in accordance with the Arun Local Plan policy QE DM4.

It is also recommended that the following informatics are added to any approval:

- INFORMEH14: The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the

remit of the Environmental Protection Act 1990 be received. There shall be no burning of waste or other materials on the site, except in an incinerator. For further information, please contact the Environmental Health Team: pollution@arun.gov.uk 01903 737555 <https://www.gov.uk/guidance/statutory-nuisances-how-councils-deal-with-complaints>.

- INFORMEH15: A good acoustic design process should be followed in accordance with Professional Practice Guidance on Planning and Noise: New Residential Development (May 2017 or later versions) to ensure that the internal noise criteria are achieved with windows open. Any design measures that are used to control the ingress of noise must be consistent and compatible with the requirements of Approved Documents O and F.

Many thanks,

Kate.

Kate Giddings
Senior Environmental Health Officer, Environmental Health

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