



From: Carol Reynolds <Carol.Reynolds@arun.gov.uk>
Sent: 22 January 2020 11:37
To: Amanda Scholes <Amanda.Scholes@arun.gov.uk>
Cc: Daun Johnson <Daun.Johnson@arun.gov.uk>
Subject: FW: AB/88/19/PL

Dear Amanda,

My comments today refer to previous advice from this Department, dated 12th March 2018. Please would you ensure that this Pre Application Advice as below, is included with this return.

Should I be able to provided further advice or clarification then please do not hesitate in contacting me.
Kind regards
Carol

1. Environmental Health:

Noise: I refer to the Environmental Noise Survey prepared by Noise.Co.UK dated April 2019, Report Number 19912-1(R1) in respect of the above development. Apologies for my delayed response since I did not receive your follow up. The preference would be for a more extensive survey to cover a period of no less than 4 days which would include 3 week days and one week-end day. However, should time restrictions mean that this is not be possible then I would have to agree with the recommendations of this report.

Please note my earlier comment (March 2019) included in Pre Application Advice from this Department (as below) that 'Post construction validation testing is to be carried out within 8 weeks of completion of those residential units closest to the noise source(s).... *'ie roads'*.... to demonstrate to the satisfaction of the Local Planning Authority that the above standards are met.'

2.Construction Management Plan:

The Construction Management Plan relies on Method Statements to be provided by site contractors and requires greater definition.

Full details are to be provided as requested in Pre Application Advice from this Department (as below, March 2019) for example of:-

- *whether pile driving will be necessary and the type and duration of workings to be carried out and noise/vibration mitigation to be provided
- *which of Block A or B will be first constructed. I would recommend that the site compound and storage area is sited as far as possible from existing residential units. This may need to change position as works progress.
- *other measures to minimise noise
- *a time scale for the works
- *how the public will be consulted

Hours of Operation: Hours of Operation: 08:00 to 18:00 Monday to Friday; 8:00 to 13:00 hours on any Saturday; no working on any Sunday, Public or Bank Holiday

Reason: In order to safeguard the amenity.

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. For further information please contact the Environmental Health Department on 01903 737500.

From: Carol Reynolds <Carol.Reynolds@arun.gov.uk>

Sent: 17 January 2020 17:16

To: Richard Castro-Parker <Richard.Castro-Parker@arun.gov.uk>; Daun Johnson <Daun.Johnson@arun.gov.uk>

Cc: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: AB/88/19/PL

Dear Richard/Daun,

Please find as below, my comments returned in respect of Pre Application Advice PAA/134/18/ 12th March 2019, which apply equally in respect of this Planning Application, AB/88/19/PL.

Should I be able to offer any further assistance then please do not hesitate to be in touch.

Kind regards

Carol

From: Carol Reynolds

Sent: 12 March 2019 12:05

To: Andrew Wood <Andrew.Wood@arun.gov.uk>
Cc: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Planning Consultation on PAA/134/18/

Environmental Health: No objection in principal

1. Noise

Acoustic Report: It is noted that the proposed building, may be affected by road noise/other.

i. Before the development commences the applicant shall prepare an Acoustic Report to identify noise sources in the vicinity which if not properly dealt with may have a detrimental effect on the amenity of those residents in the proposed residential accommodation, this to include noise from nearby roads and any light industry hereabouts. Such a report shall demonstrate that the internal and external noise levels of the proposed residential units will conform to the indoor ambient noise levels for dwellings and external noise levels for amenity spaces as specified within BS8233:2014, Guidance on Sound Insulation and Noise Reduction for Buildings and World Health Organisation:2009; also application of guiding principles from ProPG: Planning & Noise May 2017 as well as from the Planning Noise Advice Document, Sussex, July 2015 (or update applicable thereto).

The report shall detail how the assessment has been undertaken, the results and mitigation measures required for the development. Any mitigation measures which may prove necessary are to be specified and such a scheme to be approved in writing by the Local Planning Authority. Any works specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and retained thereafter. **Post construction validation testing to be carried out within 8 weeks of completion of those residential units closest to the noise source(s) to demonstrate to the satisfaction of the Local Planning Authority that the above standards are met.**

ii. Before the development commences the applicant shall provide an Acoustic Report to demonstrate the way in which services to the proposed accommodation such as any form of mechanical ventilation including air conditioning impact upon the nearest noise sensitive resident. The rating level of the noise emitted from any external plant or equipment associated with this use shall not exceed the existing background noise level by more than 5dB(A). The measurements and assessments shall be made in accordance with BS4142:2014, Methods for Rating and Assessing Industrial and Commercial Sound. The report shall details how the assessment has been undertaken, the results and mitigation measures required for the development. Any mitigation measures which may prove necessary are to be specified and such a scheme to be approved in writing by the Local Planning Authority. Any works specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and retained thereafter. Post construction validation testing to be carried out within 8 weeks of completion of those residential units closest to the noise source(s) to demonstrate to the satisfaction of the Local Planning Authority that the above standards are met.

Reason: In the interest of the amenity

2. Contaminative Land. This site had previous use as a gasworks. In this case then it would be necessary to provide a phase 1 site investigation with a walk over survey, to establish potential sources of contamination that may require further investigation/mitigation.

ENV3 Universal condition for development on land affected by contamination

Environmental Health position

We consider that planning permission should only be granted to the proposed development as submitted if the following planning condition is imposed as set out below. Without this condition, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the application.

Condition: Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing, by the Local Planning Authority:

1.A Preliminary risk assessment which has identified:

- *all previous uses
- *potential contaminants associated with those uses
- * a conceptual model of the site indication sources, pathways and receptors
- *potentially unacceptable risks arising from contamination at the site.

2.A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason

To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with policy DEV1 of the West Sussex Structure Plan and policies GEN7 and GEN31 of the Arun District Local Plan .

ENV 5 Unsuspected contamination

Environmental Health position

We consider that planning permission should only be granted to the proposed development as submitted if the following planning condition is imposed as set out below. Without this condition, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the application.

Condition: If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason

To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with policy DEV1 of the West Sussex Structure Plan and policies GEN7 and GEN31 of the Arun District Local Plan

ENV 6 Verification report

Environmental Health position

We consider that planning permission should only be granted to the proposed development as submitted if the following planning condition is imposed as set out below. Without this condition, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the application.

Condition: Prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority.

REASON

To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with policy DEV1 of the West Sussex Structure Plan and policies GEN7 and GEN31 of the Arun District Local Plan.

3. Construction Management Plan

The Construction Management Plan should take all relevant precautions to minimise the potential disturbance to neighbouring residents during the demolition/construction phase of the development, particularly in respect to noise, vibration and dust.

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 work.
- b. The arrangements for public consultation and 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 should foundation piling occur, the careful selection of plant and machinery and use of noise mitigation barriers.
- d. Detail of any flood lighting, including location, height, type and direction.
- e. The parking of site operatives and visitors
- f. Loading and unloading of plant and materials
- g. Storage of plant and materials used in construction and development
- h. Wheel washing facilities
- i. Measures to control the emission of dust and dirt during construction

Hours of Operation: 07:00 to 18:00 Monday to Friday; 8:00 to 13:00 hours on any Saturday; no working on any Sunday, Public or Bank Holiday

Reason: In order to safeguard the amenity.

4. Lighting: External lighting in association with this development shall comply with Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light, Obtrusive Light Limitations for Exterior Lighting Installations for Zone E3 –Suburb

Reason: In order to prevent detriment to the amenity

5. Electrical Vehicle Charging Points:

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 permanently 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

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. For further information please contact the Environmental Health Department on 01903 737500.

To: **Environmental Health - Anna Appleton**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

CONFIDENTIAL PRE- APPLICATION ADVICE CONSULTATION

APPLICATION NO: PAA/134/18/

Received: 25-OCT-18

Site Address: Gas Works Site Ford Road Arundel

Grid Ref: 501290 106737

Description of Works:
Erection of 38No. Apartments

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