

From: Amanda Scholes on behalf of Planning.Responses
Sent: 19 November 2020 11:24
To: Planning Scanning
Subject: FW: 14 Princess Avenue, Aldwick, PO21 2QT - AW/251/20/OUT

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Save the environment - think before you print.

From: Craig Milligan <Craig.Milligan@arun.gov.uk>
Sent: 19 November 2020 10:28
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: 14 Princess Avenue, Aldwick, PO21 2QT - AW/251/20/OUT

Planning Application Reference: AW/251/20/OUT

Proposal: Outline application with some matters reserved (landscape reserved) for the proposed conversion of existing dwelling into 4 No. flats including single & two storey rear extensions & first floor extension over garage.

Address: 14 Princess Avenue, Aldwick, PO21 2QT

Dear Maria,

Environmental Health has no objections in principle to this application. Please could you place the following conditions on any permission granted:

Asbestos

The owner(s) of any domestic property built or refurbished before the year 2000 are legally obliged to protect householders from any risks from work activities being carried out in their homes. Where the work being carried out involves Asbestos-Containing Materials (ACM's), then the Control of Asbestos Regulations 2012 will apply. As the proposed development is being demolished and / or renovated, the Council need to be satisfied that any ACM's previously identified as still present, is either removed or suitably managed to minimise risk to human health as there is no safe threshold for asbestos exposure.

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

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

Advisory – Sound Insulation

In relation to sound insulation between the proposed residential dwellings, I have not commented. I assume that Building Control will ensure that the Building Regulations: Approved Document E is applied.

Thank you for your consultation,

Sincerely, Craig

Craig Milligan
Senior Environmental Health Technician
Technical Services

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