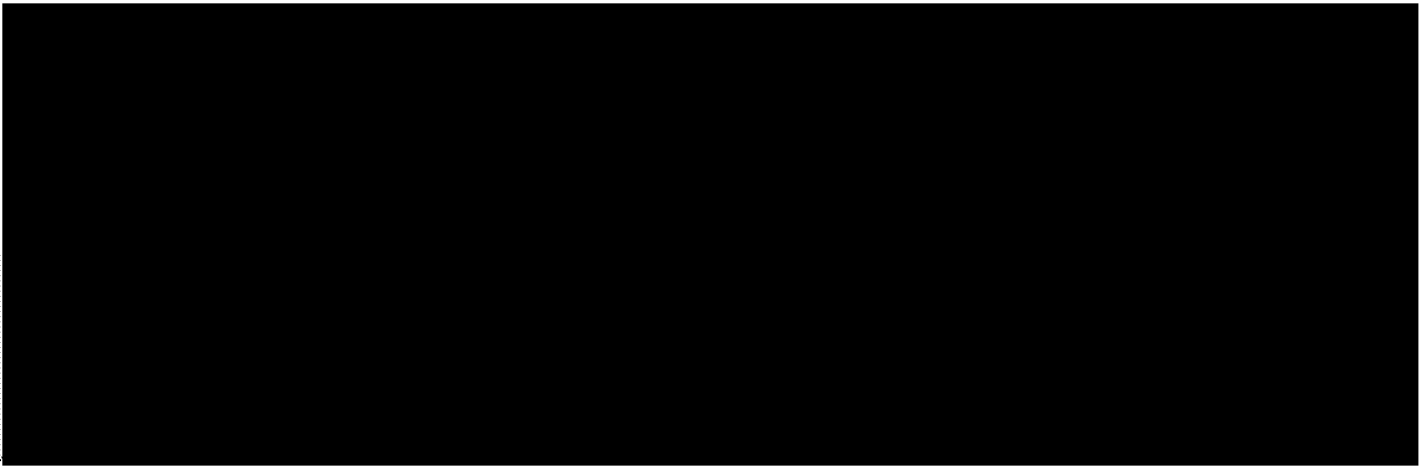



From: Carol Reynolds
Sent: 15 November 2018 12:41
To: Anita Gardner
Subject: FW: A/114/18/PL - 70 bed care home - Land at Dappers Lane, Angmering,

Environmental Health: No objection in principle. Please add the following conditions:

1.Noise.

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. 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; laundry and/or kitchen mechanical air handling system impact upon the nearest noise sensitive resident, proposed and existing. 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.

iii. Before the development commences the applicant shall provide an Acoustic Report to demonstrate that the operation of an on site cinema and bar, as proposed, will not adversely affect the amenity.

iv. Deliveries/collection by commercial vehicles shall only be made to or from the site between the hours of 08:00 and 18:00 hours Monday to Friday; 08:00 and 13:00 hours on any Saturday and not at all on any Sunday, Public or Bank Holiday.

Reason: In the interests of the amenity

2.Odour Control.

The use hereby permitted shall not be commenced until equipment to be used to discharge of odour and fumes from the kitchens has been specified and agreed in writing by the Local Planning Authority. The applicant shall have regard to DEFRA Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems 2005 as updated 2018.

Reason: In order to safeguard the amenity

3.Contaminated Land

Thank you for submitting the Ground Investigation Report No 14.11.004, January 15 with the original application (A/27/16/PL). This highlighted contamination onsite and proposed remedial works.

Please apply condition ENV 3 (modified), 5 and 6.

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 remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
2. 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.

4.Construction Management Plan.

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 demonstrate precautions to be taken to minimise the potential disturbance to neighbouring residents during the demolition/construction phase of the development, particularly in respect to noise, vibration and dust and be adhered to throughout the construction period. The Plan shall provide for :

- a. An indicative programme for carrying out the works
- 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 since foundation piling is likely to 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

Reason: In order to safeguard the amenity.

Hours of operation: No machinery shall be operated, no process shall be carried out and no deliveries taken, or despatched from the site outside the following times:-

7:00 to 18:00 hours on Mondays to Fridays inclusive; 8:00 to 13:00 hours on Saturdays: Not at any time on Sundays, Public or Bank Holidays.

Reason: In the interests of the amenity

5.Lighting. External lighting in association with this development shall comply with the institute of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light, Obtrusive Light Limitations for Exterior Lighting Installations for Zone E2 - Rural

Reason: In the interests of the amenity

6.Provision of a Grease Trap

The drainage serving kitchens at commercial hot food businesses shall be fitted with a grease trap/separator of a proportionate capacity to effectively contain grease residue arising from the estimated numbers of hot meals served and waste water flow rate. The applicant shall provide the Local Planning Authority with details of their proposed grease trap/separator in order to demonstrate design and installation will be in compliance with BS EN 1825-1:2004, & BS EN 1825-2:2004

Reason: In the interests of the amenity

Informative.

The premises will require registration under the Food Safety Act 1990 and will need to comply with the standards contained in the relevant Food Hygiene Regulations prior to becoming operational. The applicant is advised to contact the Environmental Health Department for further information Tel 01903 737755, E mail Food.Safety@Arun.gov.uk

Electrical Vehicle Charging Points

Environmental Health now has a requirement that each home should have an Electric Vehicle charge point. A suitable number of vehicle charging points should be installed at each new individual residential unit as specified in **A/27/16/PL**

Reason: Petrol and diesel cars and vans will not be sold beyond 2040, and to mitigate against any potential adverse impact of the development on local air quality.

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.

No grant of Planning or Building Regulations approval is implied.