



From: Fiona Fitzgerald
Sent: 15 May 2019 14:30
To: Michael Eastham; Claire Potts; Planning.Responses
Subject: Saltbox BE/135/18/PL

Dear Michael

Please find Environmental Health's comments below for this application. Requested conditions are in **bold**.

LIGHTING

- **External lighting in association with this development shall comply with the Institution of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light GN01:2011, Environmental Zone E2.**

NOISE

In response to the Sharps Redmore Acoustic report for Saltbox, Bognor Regis, Sussex, Project Number: 1818341, dated 6th December 2018 Environmental Health have responded with respect to each unit as this follows the set-up of the acoustic report:

18. Environmental Health would require the following conditions for the entire site:

- **All vehicles, plant and machinery used on site and those under the applicant's control moving to and from the site that are required to emit reversing warning noise, shall use white noise alarm as opposed to single tone "bleeping" alarms throughout the operation of the development hereby permitted.**

19. Environmental Health would require a CEMP for the entire site, or separate CEMPs for each site if appropriate:

- **No development shall take place, including any works of demolition, until a Construction Environmental Management Plan has been submitted to, and approved in writing 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 of 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 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**
 - 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. **wheel washing facilities**
 - 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**

20. Environmental Health will require that each unit is gated and fenced to prevent access at times when the units are closed. This is to prevent anti-social behaviour which has been prevalent in the area in similar circumstances. EH would propose the following condition to achieve this:
- **Each separate unit is to be fenced and gated to prevent access at times when the unit is not in operation.**
 - **Details, including acoustic specifications, of all fixed plant, machinery and equipment associated with air moving equipment [(including fans, ducting and external openings)], compressors, generators or plant or equipment of a like kind, installed within the unit which has the potential to cause noise disturbance to any noise sensitive receivers, shall be submitted to and approved by the local planning authority before installation. The rating level of noise emitted from the use of this plant, machinery or equipment shall not exceed the background sound level when measured according to British Standard BS4142: 2014, at any adjoining or nearby noise sensitive premises.**

Unit 2

- 1.
- **The acoustic barrier shall be installed in accordance with the details in the acoustic report. It shall be installed prior to the occupation of Unit 2. Details of ongoing maintenance shall be submitted to and approved by the Local Planning Authority. Once approved the acoustic barrier shall be permanently retained and maintained.**

Unit 8 (Foodstore)

1. Paragraph 4.17 states 'It is understood that the operation of the site will be 24/7 given the nature of the proposed use. Environmental Health fails to understand why a food store of this nature would need to be open 24/7. Whilst we appreciate that the proposed levels of noise according to Unit 8 would be well under the current noise levels as detailed on page 14 of the report, we would be concerned that allowing the site to have unfettered 24/7 access would encourage anti-social behaviour; this was a protracted problem in the established industrial site to the south of Rowan Way and was only solved with the restriction of access and time to the site.
- 2.
- We would therefore require time restrictions on the use of this unit.
- **No machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site except between the hours 6.00 – 23.00 Monday to Saturday and 8.00 – 20.00 Sundays and Public Holidays.**

Unit 9 (Car Showroom)

3. Given the close proximity of the Car Showroom to the Caravan site, Environmental Health would not agree 24/7 use for Unit 9. Please place the following condition in relation to Unit 9
- **No machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site except between the hours 7.00 – 18.00 Monday to Saturday and 8.00 – 18.00 Sundays and Public Holidays.**

Environmental Health has serious concerns that the MOT/workshop of the Car Showroom has not been designed with noise mitigation in mind in relation to . The main workshop doors open to the South and are likely to be left open as is very common with car workshops and is located directly opposite the caravan park. There is no acoustic mitigation proposed for this. There are dry valet and wet valet areas shown to the south west of the car park which do not appear to have been included in the acoustic report and are likely to have a negative impact on the residents of the caravan site. The refuse bins have been placed on the southern boundary which is adjacent to the caravan site. It appears that an acoustic fence has been placed here but no mention of it has been made in the report. Therefore at this time, Environmental Health is of the opinion that noise from the car workshop/MOT part of the car showroom has not been adequately assessed and that there is a likelihood of negative impact on the residents of the caravan site.

4.

Paragraph 4.28 - Environmental Health agree with placing a noise limiting condition for Unit 9 regarding heating, ventilation and air conditioning items. In line with the Sussex Planning Guidance, Environmental Health would require the following condition as we would not be satisfied with the suggestions in paragraph 4.29 of either 5 or 10dB **above** background.

- **Details, including acoustic specifications, of all fixed plant, machinery and equipment associated with air moving equipment [(including fans, ducting and external openings)], compressors, generators or plant or equipment of a like kind, installed within the unit which has the potential to cause noise disturbance to any noise sensitive receivers, shall be submitted to and approved by the local planning authority before installation. The rating level of noise emitted from the use of this plant, machinery or equipment shall not exceed the background sound level when measured according to British Standard BS4142: 2014, at any adjoining or nearby noise sensitive premises.**

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Impact of Outline Application on existing noise sensitive properties

In relation to noise and Unit 1, Environmental Health would be happy for this to be considered in Reserved Matters.

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Units 3, 4,5,6 and 7

Whilst Units 2,8 and 9 have been considered in the report, and Unit 1 has been discussed as Outline only, Units 3 – 7 appear to have been omitted in terms of noise impact on residents. The applicant has stated that the “units considered demonstrate worst case outline development. Units 3-7 are smaller and any impact would be less. Any details for these units would be included in the proposed conditions above”. However this does not take into account cumulative impacts.

Units 4 and 5 only

13. Environmental Health would require a condition restricting time use of the drive-thru restaurants, as discussed above, this would be to discourage anti-social behaviour which could then potentially have a detrimental impact on local residents. We would not be happy with 24/7 use of these two units.

- **The use hereby permitted shall not be commenced until the details of the equipment detailed to discharge odours and fumes from the cooking process has been submitted to and approved in writing by the Local Authority. The equipment detailed above shall then be installed and be in full working order to the satisfaction of the Local Planning Authority.**
- **The extraction equipment installed in pursuance to the above Condition shall be regularly maintained to ensure its continued satisfactory operation and the cooking process shall cease to operate if at any time the extraction equipment ceases to function to the satisfaction of the Local Planning Authority.**
- **No machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site except between the hours 6.00 – 23.00 Monday to Saturday and 8.00 – 18.00 Sundays and Public Holidays.**
- **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**
 - **Details, including acoustic specifications, of all fixed plant, machinery and equipment associated with air moving equipment [(including fans, ducting and external openings)], compressors, generators or plant or equipment of a like kind, installed within the unit which has the potential to cause noise disturbance to any noise sensitive receivers, shall be submitted to and approved by the local planning authority before installation. The rating level of noise emitted from the use of this plant, machinery or equipment shall not exceed the background sound level when measured according to British Standard BS4142: 2014, at any adjoining or nearby noise sensitive premises.**

CONTAMINATED LAND

21. I understand that this has been responded to separately.

GENERAL

- In order to prevent the potential of a leak into the environment and possible legal action being taken, any oil or chemical storage tanks should be surrounded by an impervious oil/watertight bund. The volume of the bund compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. If there are multiple tanks, the compound should be at least equivalent to the capacity of the combined capacity of the tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund should be sealed with no discharge to any watercourse, land or underground strata. Associated pipe work should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.
- Informative: All food businesses are required to submit a Food Registration Form to Environmental Health 28 days before opening.

Regards

Fiona Fitzgerald