

From: Simon Davis
Sent: 03 October 2018 12:22
To: Planning.Responses
Subject: FW: BR/143/18/PL

2nd EH comments

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: Fiona Fitzgerald
Sent: 03 October 2018 12:16
To: Simon Davis
Subject: RE: BR/143/18/PL

Dear Simon,

With respect to this application, I would suggest that hours of use of the entire premises should be restricted to 7am to 11pm Monday to Saturdays, and 7am to 10pm on Sundays and Public Holidays. This is in order to protect the residents in the flats above.

I would also suggest that a restriction on deliveries and collections be in place i.e. deliveries and collections to take place only between 7am to 8pm Monday to Saturdays and 9am to 5pm Sundays and Bank Holidays.

With regard to the CMP, I would suggest:

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. Measures to minimise the noise (including vibration) generated by the construction process to include hours of work and the careful selection of plant and machinery
- b. loading and unloading of plant and materials
- c. storage of plant and materials used in constructing the development
- d. measures to control the emission of dust and dirt during construction

Regards

Fiona Fitzgerald

From: Simon Davis
Sent: 02 October 2018 15:51
To: Fiona Fitzgerald
Subject: RE: BR/143/18/PL

Fiona,

Sorry can you also indicate what you need the CMP to look at.

From: Simon Davis
Sent: 02 October 2018 12:25
To: Fiona Fitzgerald
Cc: Charles Hothersall
Subject: RE: BR/143/18/PL

Hi Fiona,

We are not asking for these details pre-determination (well ok we have asked but have had a flat no due to (a) the delay in EH comments being received and (b) that they don't yet know what uses are going in – it's a speculative change of use). So I will be wording planning conditions to cover your concerns.

Can you provide me likely hours of use you'd want restriction to in respect of (a) A1 shop, (b) A3 café/restaurant and (c) A4 pub/bar. Can you also advise what kind of delivery times you'd want for these uses. Can you get back to me ideally today/tomorrow as I'm just starting the report write up.

Kind Regards

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From: Fiona Fitzgerald
Sent: 24 September 2018 14:11
To: Planning.Responses
Cc: Simon Davis; Charles Hothersall
Subject: BR/143/18/PL

Dear Simon

Please accept my apologies for the late response from Environmental Health.

Environmental Health does not have any objections in principle to this application. However, there are a number of issues which need addressing as there is a lack of information provided at present.

1. There are residential dwellings located above the premises. I have concerns that the proposed uses, particularly the A3 and A4 uses may have an unreasonable impact on the residents from noise. Please could the applicant provide an acoustic report detailing whether the structure of the premises is such that the upstairs residents will be protected from noise from the proposed uses. This report should include details of proposed hours of use, and noise sources (e.g. music noise, people noise, kitchen extract noise) to allow the assessment to be made.

2. I have concerns regarding the A3 unit and whether or not mechanical extraction would be needed. Should internal re-circulation be used, as detailed in the application, Environmental Health would look to restrict the types of foods being prepared to non-odorous foods (so no frying, grilling, griddling etc.). This would likely restrict the types of foods to a tea shop type premises rather than a typical café (chips etc). Should an extraction unit be used, the potential noise from this would need to be taken account of in the above noise report.
3. No details have been given for sanitary provision for the A3 or A4 units. Please provide details of the likely number of covers/patrons and the likely hours of use of the premises.
4. The application details that one bin would be provided. We have issues in other areas where bins are shared between different types of premises and this generally ends up being a problem. Different premises have different requirements, and may need different contracts and different collections (food waste, recycling). Please advise either how this would be successfully managed, or whether it is possible to have different bins for different premises.

Additionally, it is likely that we would ask for conditions relating to:

- A Construction Management Plan.
- Times of use of the proposed development.
- Times of deliveries/collections.

Regards

Fiona Fitzgerald