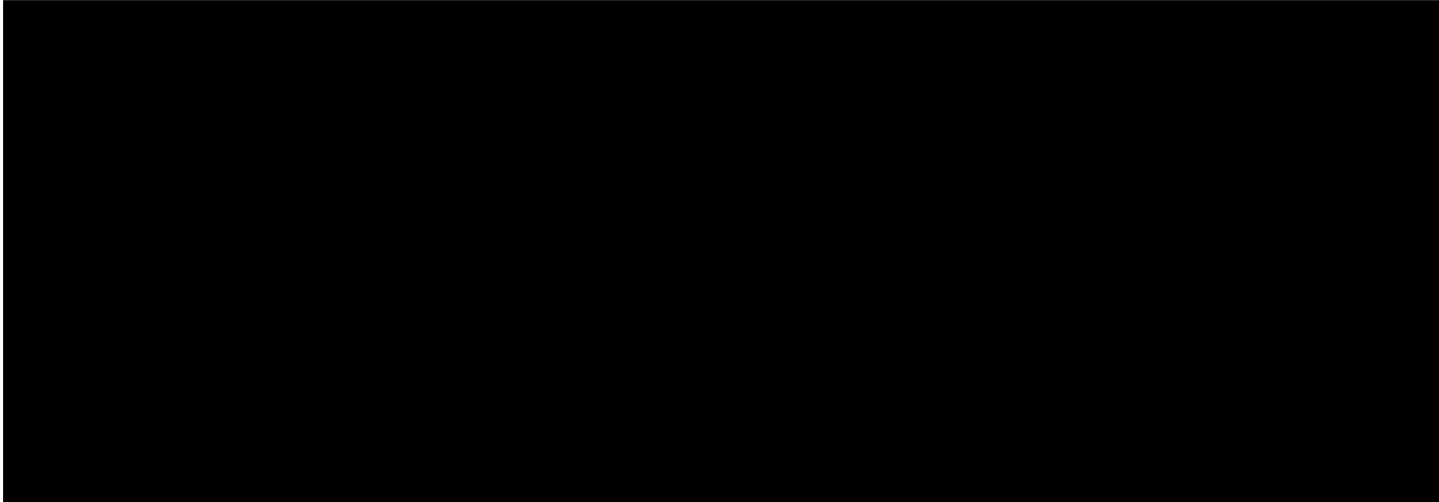



From: Kate Giddings <kate.giddings@arun.gov.uk>
Sent: 30 October 2020 12:16
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Cc: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: BR/232/20/PL - 77 Aldwick Road, Bognor Regis, PO21 2NW

Hi Maria,

In relation to the above application, it is noted that the specific type of proposed commercial/business/service use has not been determined, therefore the required hours of use of the property have not been established. It is unclear whether internal works to the property are proposed at this stage. Please may EH therefore comment as follows:

- No demolition/construction activities shall take place, other than between 08:00 to 18:00 hours (Monday to Friday) and 08:00 to 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
- The use hereby approved shall not take place other than between 08:00 to 18:00 hours (Monday to Friday) and 10:00 to 16:00 hours (Saturday) and not on Sundays 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
- No external lighting shall be installed until details have been submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. This submission shall include a layout plan with beam orientation and a schedule of light equipment proposed (luminaire type, mounting height, aiming angles and luminaire profiles).

The approved scheme shall be installed, fully assessed by a competent individual when operational to ensure no light creep/bleed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to a variation.

Reason: To protect the appearance of the area/the environment and wildlife/local residents from pollution.

- The owner(s) of any commercial property (warehouses, offices, etc.) built before 2000 are legally obliged to hold a copy of an asbestos register for each property in their portfolio. The Council needs to be satisfied that if any asbestos previously identified is still present, it is either removed or suitably managed to minimise risk to human health as there is no safe threshold for asbestos exposure. A copy of the asbestos register and where appropriate, any remedial strategy, must be provided in writing to the Local Planning Authority prior to any works commencing. **Reason:** To protect the amenity of local residents in accordance with Policy QE DM4 of the Adopted Arun Local Plan 2011 – 2031
- Construction work shall not commence until a scheme for protecting the existing noise sensitive residential dwelling(s) above the proposed commercial/business/service unit, has been submitted to and approved by the Local Planning Authority. All works which form part of the scheme shall be completed before any part of the noise sensitive development is occupied. The scheme shall have regards to the principles contained within the World Health Organisation (WHO) community noise guidelines and achieve the standards as set out in table 4: Indoor ambient noise levels for dwellings for both daytime (07:00 hours to 23:00 hours) and night time (23:00 hours to 07:00 hours) time periods as set out within BS 8233:2014 to minimise noise disturbance in residential dwellings. Following approval and completion of the scheme, a test shall be undertaken by a competent acoustician and submitted to the Local Planning Authority to demonstrate that the attenuation measures proposed in the scheme are effective and protect the noise sensitive residential dwelling(s) from unwanted noise. **Reason:** To protect the amenity of local residents in accordance with Policy QE SP1 of the Adopted Arun Local Plan 2011 – 2031

Informatives:

- 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 737555**.

Of course if the applicant is able to confirm the proposed business type and associated opening hours, some of these conditions may require editing and/or may not be required.

Many thanks,

Kate.

Kate Giddings
Senior Technical Officer
Environmental Health



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