

From: Amanda Scholes on behalf of Planning.Responses
Sent: 02 January 2019 09:31
To: Planning Scanning
Subject: FW: BR/270/18/PL - 18-20 London Road, Bognor Regis, PO21 1PY

From: Christopher Davis
Sent: 24 December 2018 20:23
To: Planning.Responses
Cc: Simon Davis
Subject: BR/270/18/PL - 18-20 London Road, Bognor Regis, PO21 1PY

EH comments in relation to BR/270/18/PL

Having now evaluated the proposed development and formulated my conclusions I would state that based on the requirements of the NPPF and NPPG, this development falls into category 2 (below):

- ~~1. No comments~~
- 2. Conditions or Informatives requested**
- ~~3. Refusal recommended~~

I therefore put forward the following;

NOISE

Having read the submitted acoustic report entitled 'Vahnea Student Residences – Environmental Noise Assessment Acoustics Report A1240 R01a – Dated: 27/09/2018' in its entirety and having taken regard to the report findings and recommendations I would suggest that the following conditions be applied if Planning Permission is to be granted:

Conditions

To minimise the potential of complaint of noise and to protect the amenity of the residents, the following condition(s) should be applied to the application:

1. The mitigation measures as detailed within the submitted acoustic report as a whole entitled 'Vahnea Student Residences – Environmental Noise Assessment Acoustics Report A1240 R01a – Dated: 27/09/2018' **must** be adhered to without compromise. In particular, the glazing standards specified along with appropriate acoustic ventilation **must** be incorporated into the build and the materials used **must** match **or better** those standards quoted within the body of the report.

Any deviation from the proposed planning application or any submitted alterations will need to be submitted to the Local Planning Authority for approval. In these circumstances, a further detailed noise assessment may be required to reassess the proposed alterations and the impact(s) these alterations may have upon the development.

Reasons

To protect the amenity of the local residents within the present and proposed noise sensitive premises

DEMOLITION / CONSTRUCTION PHASES

Conditions

To minimise the potential of complaint of dust / noise / lighting the following condition should be applied to the application:

2. 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

Reasons

To protect the amenity of the local residents and those at any adjoining or nearby noise sensitive premises

Informatives

1. 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
2. The applicant's attention is drawn to the requirements of the Environmental Protection Act 1990 and the Clean Air Act 1993 with regard to burning on site. A 'Statutory Nuisance' may be caused by smoke and ash from fires or noise from the cutting or chipping trees. In addition, air quality could be adversely affected on large projects. The granting of this planning permission does not permit a statutory nuisance to be caused. The Environment Agency should also be contacted regarding Exemption Permits to burn on site.

Kind regards

Christopher Davis
Senior Environmental Health Officer

Environmental Health Department

[REDACTED]

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