

From: Christopher Davis
Sent: 15 April 2019 19:26
To: Planning.Responses
Cc: Simon Davis
Subject: BR/326/18/PL - The Royal Hotel, The Esplanade, Bognor Regis, PO21 1SZ
Importance: High

EH comments in relation to BR/326/18/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;

DEMOLITION / CONSTRUCTION PHASES

Conditions

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

1. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:-
 - a. An indicative programme for carrying out of the works
 - b. Details of the arrangements for public engagement / consultation both prior to and continued 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, including permitted times for deliveries
 - 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. the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulations Orders)
- 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 i.e. no burning permitted

Reasons

To protect the amenity of local residents in accordance with Policy QE SP1 of the Adoption Arun Local Plan 2011 – 2031

NOISE

There is no submitted acoustic report(s), measurements and recommendations for the phases of this development so I would therefore 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:

2. 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 site 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 measured background sound level when assessed by a competent acoustician using BS 4142:2014, at any adjoining or nearby noise sensitive premises.
3. Prior to the commencement of the development hereby approved, a scheme to demonstrate that the internal noise levels within the residential units will conform to the “Indoor ambient noise levels for dwellings” guideline values specified within Table 4 under section 7.7.2 of BS 8233:2014
Details complied by a competent acoustician on sound insulation and noise reduction for buildings shall be submitted to and approved in writing by the Local Planning Authority. The scheme should take into account the correct number of air changes required for noise affected rooms. The works specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

Reasons

To protect the amenity of local residents in accordance with Policy QE DM1 of the Adoption Arun Local Plan 2011 – 2031

FOOD SAFETY / HYGIENE

Conditions

4. Prior to the first operation of the premises, a scheme and maintenance schedule for the extraction and treatment of fumes and odours generated from cooking or any other activity undertaken on the premises, shall be submitted to and approved in writing by the Local Planning Authority. Any equipment, plant or process

provided or undertaken in pursuance of this condition shall be installed prior to the first operation of the premises and these shall thereafter be operated and retained in compliance with the approved scheme.

Reasons

To protect the amenity of local residents in accordance with Policy QE SP1 of the Adoption Arun Local Plan 2011 – 2031

5. The use hereby permitted shall not be carried on unless and until details of a suitable provision of sanitary accommodation (in line with the guidelines set out within the Arun District Council document entitled: 'Provision of sanitary accommodation in food businesses') has been submitted to and approved in writing by the Local Planning Authority.

Reasons

In the interests of maintaining adequate amenity to local residents and visitors to the area.

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 business is required to apply to the Arun District Council Licensing Team for an operative and / or premises licence to carry out the activity of [Sale of Alcohol / Regulated Entertainment / Late Night Refreshment / Gambling including Lotteries / Tattooing / Skin Piercing / Semi-Permanent Makeup / Animal Boarding etc] before trading. Please contact the Arun District Council Licensing Team Manager at licensing@arun.gov.uk or on (01903) 737755 for further information.

Kind regards

Christopher Davis
Senior Environmental Health Officer

Environmental Health Department
(01903) 737695 (direct line)

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