

From: Simon Davis
Sent: 23 February 2018 11:21
To: Planning.Responses
Subject: FW: St Josephs & Essex House BR/341/17/PL

EH Comments

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: Louise Crane
Sent: 21 February 2018 15:22
To: Simon Davis
Cc: Fiona Fitzgerald; Tendai Pinden
Subject: FW: St Josephs & Essex House BR/341/17/PL

Hi Simon

Apologises for the delay in responding:

Environmental Health

- Having reviewed the updated acoustic report in association with the amended plans EH would request that the mitigation measures in paragraph 7 of noise report 7726/AA-R Rev 4, 8 Jan 2018 be included in any conditions should planning permission be granted. This is in addition to the existing conditions relating to noise already set in the previous application.

Private Sector Housing

Fire Safety

- Appropriate fire precaution facilities and equipment must be provided of such type, number and location as are considered necessary. Guidance on fire safety is contained in the LACORS guidance document -- "Housing -- Fire Safety, Guidance on fire safety precautions for certain types of existing housing"

Ventilation

- Any bathrooms and kitchens without windows for natural ventilation should have adequate mechanical ventilation.

- The Acoustic Assessment Report in Section 7 identifies that all windows and roof lights to rooms should be sealed shut to prevent potential disturbance from noise breakout to Las Arenas. Mechanical ventilation can be accepted as an alternative in a kitchen however, is not suitable for a habitable room i.e. bedroom.

Licensing

- The property is 3 storey with 5 or more people sharing facilities therefore the owners will require a license from the Council and the property must meet minimum standards.

(A HMO licensing application has been received for the Essex House site which is being dealt with by Tendai Pindeni HMO Officer and I understand that an additional one for St Joseph's will be sent in due course).

Regards

Louise

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