

[REDACTED]

From: Nicola Spencer on behalf of Planning.Responses
Sent: 07 April 2022 17:12
To: Planning Scanning
Subject: FW: Cordell House Rest Home 120 Victoria Drive Bognor Regis PO21 2EJ - BR/37/22/PL

Nicola Spencer
Technical Support Manager,
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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Craig Milligan [REDACTED]
Sent: 07 April 2022 10:35
To: Maria Tomalova [REDACTED]
Cc: Planning.Responses [REDACTED]
Subject: Cordell House Rest Home 120 Victoria Drive Bognor Regis PO21 2EJ - BR/37/22/PL

Planning Application Reference: BR/37/22/PL

Proposal: Change of use from residential care home (Use C2) to a 10 bed House in Multiple Occupation (Sui Generis). This application is in CIL Zone 4 and is Zero Rated as other development.

Location: Cordell House Rest Home 120 Victoria Drive Bognor Regis PO21 2EJ

Dear Maria,
Environmental Health has no objection in principle to the above proposal, however the following matters must be considered.

Construction

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 impact of noise (including vibration) generated by the construction process on nearby sensitive receptors - 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.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Adopted Arun Local Plan 2011 – 2031, and to protect the amenity of adjacent businesses.

Construction hours

No demolition/construction activities shall take place other than from 08:00 hours until 18:00 hours (Monday to Friday) and from 08:00 hours until 13:00 hours (Saturday) with no noisy work on Sunday or Bank/Public Holidays.

[In addition to these hours of working the Local Planning Authority may approve in writing a schedule of activities where it is necessary to conduct works outside the hours specified in this condition]

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

Sincerely, Craig

Craig Milligan

Environmental Health Officer, Technical Service



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