

From: Amanda Scholes on behalf of Planning.Responses
Sent: 09 January 2020 12:19
To: Planning Scanning
Subject: FW: Planning Consultation on: CM/56/19/PL

From: Joanne Lewis
Sent: 08 January 2020 17:06
To: Planning.Responses
Subject: RE: Planning Consultation on: CM/56/19/PL

I refer to the above planning application and make the following comments;

Contaminated Land;

If the ground surface is to be broken the full potentially contaminated land condition should be applied as follows;

Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:

1. A 'Preliminary Risk Assessment' which has identified: all previous (historical) uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of that remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. The report shall also include a 'long-term monitoring and maintenance plan' for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification report, and for the reporting of this in writing to the Local Planning Authority.

Reason: To protect the amenity of local residents in accordance with Policy QE DM4 of the Adopted Arun Local Plan 2016-2027 providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Note: Any changes to these components, (1) to (4) require the express written consent of the Local Planning Authority.

If the ground surface will not be broken the following asbestos condition is recommended;

The owner(s) of any commercial property (warehouses, offices, etc.) built before 2000 are legally obliged to hold a register of asbestos in their portfolio. As the proposed development is being developed, the Council need to be satisfied that asbestos identified is still present, it is either removed or suitably managed to minimise risk to human health as there is no safe level of asbestos. A copy of the asbestos register, and any remedial strategy (where appropriate), must be provided in writing to the Council before any works commencing.

Reason: To protect the amenity of local residents in accordance with Policy QE DM4 of the Adopted Arun Local Plan 2016-2027

Noise;

The applicants have submitted a noise assessment which I would raise the following questions with;

- The report states that environmental sound levels (i.e. background sound levels) were monitored at the boundary of the unit on the industrial estate. BS4142

guidance states that;

8.1.2 Where possible, measure the background sound level at the assessment location(s). If this is not possible measure at an alternative location where the residual sound is comparable to the assessment location(s).

Please justify why background levels were not monitored at the assessment location which I would expect to have lower noise levels.

- The specific source was measured at a site in Shoreham – by- Sea which I understand uses the same equipment. However, I have been told by local officers that the plant at Shoreham is powered by a generator which is quite noisy. There is no mention in the report of a generator being used and this sound being measured as part of the assessment. Please can it be clarified if a generator will be used at the proposed development site to power the plant and if so was this taken into consideration in the assessment.

The noise assessment has been based on the use of the Elkon Mobile Master 60 and as such any planning permission should restrict the use of this plant only. Any proposed changes to the plant would require a new noise assessment to ensure that it does not cause disturbance to residents.

If you are minded to grant planning permission I would recommend inclusion of the following conditions;

- The operational hours of the site should be restricted to those specified in the letter from Terrestria Limited dated 16 December which is based on the results of the acoustic assessment. The operational hours should therefore be Monday to Friday - 07.00 – 19.00 and 07.00 to 13.00 on Saturdays with no working on Sundays or Public Holidays.
- All vehicles, plant and machinery used on site and those under the applicant's control moving to and from the site that are required to emit reversing warning noise, shall use white noise alarms as opposed to single tone "bleeping" alarms throughout the operation of the development hereby permitted.
- These premises will require an authorisation under Part 1 of the Environmental Protection Act 1990, or a permit under Environmental Permitting (England and Wales) Regulations 2010, and if any changes are proposed to the authorised process or permitted activity, or if any changes to the emissions are proposed, then the Environmental Health Service shall be notified and any necessary applications under the Act or Regulations made. For further information please contact the Environmental Health Department on (01903) 737555

Joanne Lewis

Please note my normal working days are Wednesday, Thursday and Friday.

Joanne Lewis | Senior Environmental Health Officer, Arun District Council | Location: Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF



From: Planning.Responses [REDACTED]
Sent: 17 December 2019 09:19
To: EH Planning Consultations [REDACTED]
Subject: Planning Consultation on: CM/56/19/PL

To: Environmental Health - Planning consultation

**NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Planning Permission**

APPLICATION NO: CM/56/19/PL

Registered: 16th December
2019

Site Address: Unit H6 Rudford Industrial Estate Ford Road Ford BN18 0BD

Grid Reference: 499997 102626

Description of Works: Erection & operation of concrete batching plant to include distribution of concrete from the facility.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 18-JAN-20.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Mrs A Gardner who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email
