

From: Carol Reynolds
Sent: 02 July 2018 17:09
To: Planning.Responses
Subject: FW: FG/105/18/PL Asda Petrol Filling Station. Our ref C224276

Environmental Health: Our comments remain essentially the same as in respect of previous application No FG/206/17/PL with slight alteration to the permitted times at which lighting should be switched on and off. See below:-

1.Noise: Hours of Operation/Other

***Petrol Filling Station:** Hours of operation to be as stated in the CA Des Environmental Risk Assessment (Planning Portal Entry, 24th April 2018)
ie 07:00 to 22:30 hours Monday to Saturday and 10:00 to 17:00 on any Sunday, Public or Bank Holiday.

***Fuel Tanker Delivery:** To be as stated in the ACP Acoustic Consultancy Report, Ref 11036, Revision C, 5th March 2018

ie 06:00 to 23:00 hours Monday to Saturday and 07:00 to 23:00 hours on any Sunday, Public or Bank Holiday except that the delivery vehicle shall vacate the site by no later than 23:00 hours.

There is to be no operation of any jet washer or vacuuming unit for vehicles on site.

Air/Water unit(s): Operation to be limited Monday to Saturday to 8:00 to 20:00 hours. Operation on any Sunday or Bank Holiday to reflect the use of the petrol filling station ie 10:00 to 17:00 hours

***Tannoy/Alarm.** Operation of any tannoy, or alarm system to be inaudible at the site of the nearest residential boundary.

Reason: In order to safeguard the amenity

2.Lighting: External Lighting in association with this development shall comply with the Institute of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light, Obtrusive Light Limitations for Exterior Lighting Installations for Zone E3, Suburban. Such external lighting to operate **not earlier than 15 minutes before opening and 15 minutes after closing** of the petrol filling facility. Special consideration to be given in respect of housing to the immediate east of this proposed development.

Reason: In order to protect the amenity

3.Construction Management Plan.

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved by, The Local Planning Authority. The Approved Plan shall demonstrate precautions to be taken to minimise the potential disturbance to neighbouring residents during the demolition/construction phase of the development, particularly in respect to noise, vibration and dust and be adhered to throughout the construction period. The Plan shall provide for :

- a. An indicative programme for carrying out 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 since foundation piling is likely to occur, the careful selection of plant and machinery and use of noise mitigation barriers.
- d. Detail of any flood lighting, including location, height, type and direction.
- e. The parking of site operatives and visitors
- f. Loading and unloading of plant and materials
- g. Storage of plant and materials used in construction and development
- h. Wheel washing facilities
- i. Measures to control the emission of dust and dirt during construction

Reason: In order to safeguard the amenity.

Hours of operation: No machinery shall be operated, no process shall be carried out and no deliveries taken, or despatched from the site outside the following times:-

7:00 to 18:00 hours on Mondays to Fridays inclusive; 8:00 to 13:00 hours on Saturdays: Not at any time on Sundays, Public or Bank Holidays.

Reason: In the interests of the amenity

4. Contaminative Land

There is evidence of proximal contamination. Further investigation will be necessary.

Universal condition for development on land potentially affected by contamination

Environmental Health position

We consider that planning permission should only be granted to the proposed development as submitted if the following planning condition is imposed as set out below. Without this condition, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the application.

Condition: Prior to the commencement of development and prior to occupation approved by this planning permission (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 uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan 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.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason

To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with policies GEN7 and GEN31 of the Arun District Local Plan

Unsuspected Contamination

Environmental Health position

We consider that planning permission should only be granted to the proposed development as submitted if the following planning condition is imposed as set out below. Without this condition, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the application.

1)Condition: If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for a remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason

To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with policy DEV1 of the West Sussex Structure Plan and policies GEN7 and GEN31 of the Arun District Local Plan

Verification report

Environmental Health position

We consider that planning permission should only be granted to the proposed development as submitted if the following planning condition is imposed as set out below. Without this condition, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the application.

Condition: Should contaminative substances be revealed as in 1) above then prior to occupation of any part of the permitted development, a verification report demonstrating completion of necessary works set out in the approved remediation strategy and the effectiveness of the 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. It shall also include any plan (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 plan, and for the reporting of this to the local planning authority.

REASON

To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with policy DEV1 of the West Sussex Structure Plan and policies GEN7 and GEN31 of the Arun District

Informative

The proposed development is on a site whose activity will require a Permit under the Environmental Permitting (England and Wales) Regulations 2010. Full details must be provided in writing to the Environmental Health Department (including plans and diagrams where appropriate) through a separate application. A petroleum license will be required from WSCC. Please liaise with WSCC re the layout etc before work commences.

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.

No grant of Planning or Building Regulations approval is implied