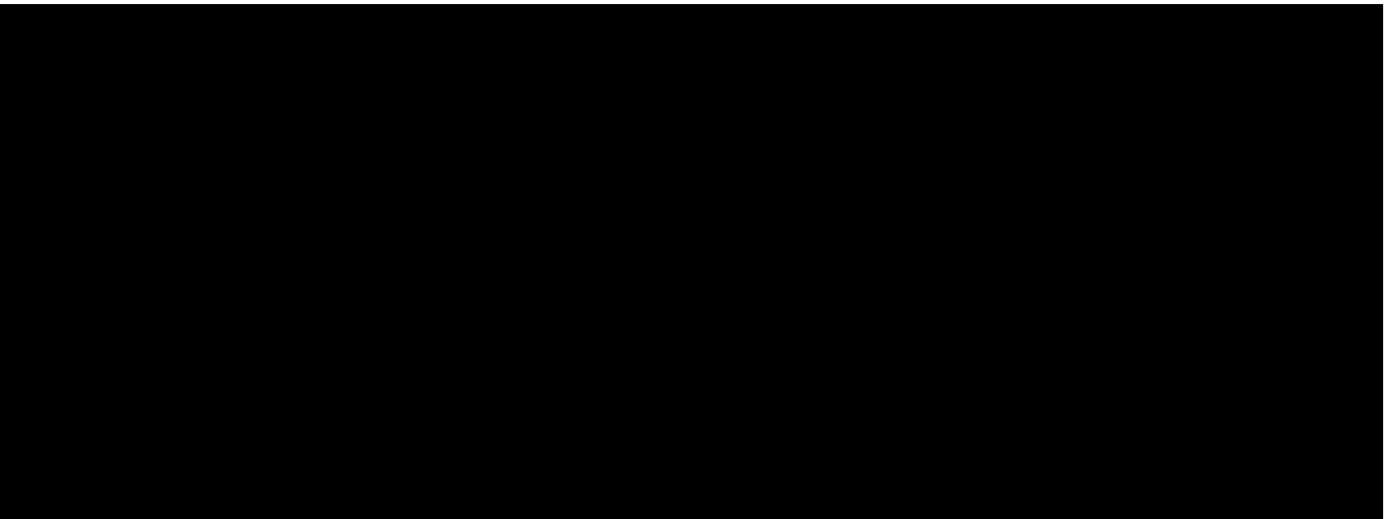


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[REDACTED]

From: Nik Antoniou [REDACTED]
Sent: 19 January 2022 12:09
To: Amy Myer <Amy.Myer@arun.gov.uk>
Cc: Juan Baeza <Juan.Baeza@arun.gov.uk>; Tim Hickling <Tim.Hickling@arun.gov.uk>
Subject: Re: 1 Greenways Crescent - FG/184/21/PL - UPDATE & PRE COM PLANNING CONDITIONS

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Hi Amy

Thanks for your email and good luck with your next position.

I can confirm that all the conditions below are standard in nature and acceptable and therefore look forward to receiving the permission at some point over the next week or so.

Kind regards

Nikolas Antoniou
BSc HONS DIPTP MRTPI
Chartered Town Planner
For and on behalf of NJA Town Planning Limited
[REDACTED]

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On Wed, 19 Jan 2022 at 12:07, Amy Myer <Amy.Myer@arun.gov.uk> wrote:

Hi Nik,

By way of update, I have now written up my report for 1 Greenways Crescent with a recommendation of approval. I have sent it to Managers for sign off, and the decision can only be issued after 21st Jan 2022, given the date of the re-consultation site notice and advert. It should then be able to be issued prior to the EOT expiring on 31st Jan.

I have included the following pre-commencement planning conditions on the report. As today is my last day at ADC, please email Juan copied here direct to confirm agreement to these conditions, prior to 21st Jan.

CMP

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.

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of the Adopted Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to secure details of the proposed mitigation measures for construction impacts prior to development works commencing.

PUBLIC SEWER/EXISTING DRAINAGE NETWORK

No development shall take place, including any works of demolition, until the developer has agreed in writing with Southern Water and the Local Planning Authority, the measures to be taken to protect the public sewers. Thereafter the approved measures will be implemented and adhered to.

Reason: To ensure public sewers (the existing drainage network) are adequately protected from development, in accordance with policy W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to secure details of the proposed mitigation measures for the protection of public sewers prior to development works commencing.

TREES

Before any demolition of buildings or construction work takes place, written confirmation is required from the Arboricultural Expert representing the site owner(s), confirming that all protective fencing and ground protection has been inspected and found to be 'Fit for Purpose' as required under British Standard 5837:2012 and been erected and positioned exactly as shown on the Tree Protection Plan, Ref: TPP 05585 / 2021 R1, May 2021.

Reason: To ensure the retention and maintenance of trees and vegetation which are an important feature of the area in accordance with Policy D DM1 and D DM4 of the Arun Local Plan. It is considered

necessary for this to be a pre-commencement condition as the protection and retention of trees goes to the heart of the planning permission.

BATS

In respect of bats, a precautionary approach must be undertaken in accordance with the submitted Bat and Reptile Survey Report (prepared by the Ecology Co-op, dated August 2021). Prior to works commencing, including demolition, an inspection shall be undertaken by an ecologist and removal of the roof tiles shall be undertaken by hand in the presence of a suitably qualified ecologist. If a bat is found all works must stop and Natural England consulted.

Reason: To protect legally protected species, in accordance with the relevant legislation and policy ENV DM5 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition as the protection of legally protected species must be secured prior to development works commencing.

All the best,

Amy

Amy Myer
BA Hons, MSc Spatial Planning, MRTPI

Senior Planning Officer
Directorate of Place



T: 01903 737776

E: Amy.Myer@arun.gov.uk

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