

From: Juan Baeza
Sent: 12 September 2018 09:21
To: Planning.Responses
Subject: FW: FG/33/18/PL

Please scan in

Thanks

Juan Baeza Area Team Leader – Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37765 | External: +44 (0) 1903 737765 | E-mail: juan.baeza@arun.gov.uk

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From: [REDACTED]
Sent: 06 September 2018 10:55
To: Juan Baeza
Subject: FG/33/18/PL

Dear Mr Baeza,

I confirm the applicant's agreement to the 2 pre-commencement conditions.

Regards,
John Barkham BSc FRICS

John Collins Associates | *Chartered Surveyors*
127 Beulah Road, Thornton Heath, Surrey CR7 8JJ

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From: [jcasurveyors \[mailto:mail@jcasurveyors.co.uk\]](mailto:jcasurveyors@mailto:mail@jcasurveyors.co.uk)
Sent: 04 September 2018 18:51
To: John Barkham <john.barkham@jcasurveyors.co.uk>
Subject: Fwd: FG/33/18/PL

From: Juan Baeza <Juan.Baeza@arun.gov.uk>

Date: 4 September 2018 at 13:57:20 BST

To: [REDACTED]

Subject: FG/33/18/PL

Dear Mr Barkham

I am in the process of preparing this report to October Committee. You may know that from 1st of October new government regulations come into force where a decision to approve cannot be issued if there are pre commencement conditions that have not been agreed in writing with applicants.

For this proposal the Council's Environmental health section have raised no objection subject to conditions (I have attached their comments for your perusal). Two of the proposed conditions are pre commencement. These are:

1. Prior to the commencement of development 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 indication 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 Arun District Local Plan policies QE SP1 and QE DM4. This is required to be a pre-commencement condition because these details have to be agreed and in place before any work commences.

2. 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 businesses 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 the interests of highway safety and the amenities of the area in accordance with Arun Local Plan 2011-2031 policies, T SP1, D DM1 and QEDM2. It is considered necessary for this to be a pre-commencement condition because the purpose of the condition is to mitigate the impact of construction.

If agreed the report will only go into the agenda if it has your written agreement that these two conditions can be imposed on any approval. You will need to email me your agreement by no later than the 14th September.

Kind regards

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