

From: Carol Reynolds
Sent: 28 June 2018 12:25
To: Planning.Responses
Cc: Timothy Bloomfield
Subject: FW: Planning Consultation on: FG/39/18/PL

Environmental Health

1.Noise

Acoustic Report. The Acoustic report (PC Environmental Ltd and dated 23rd February 2018, in respect of Yeomans's Group, Littlehampton Road, Bn12 6PB) indicates that there are no valid grounds for objection to the development and Environmental Health can see no reason to disagree. We would, nevertheless, request that the technical specifications for the noise output of the precise plant and equipment (see page 9, paragraph 3.6 of the report) to be installed, is agreed with this Department in writing prior to installation. The noise rating level of the valet, MOT and workshop bay activities and fixed building services plant at the site is to be 10dB below background at any time during the day, or night when monitored at the nearest sensitive receptors (see BS4142:2014, Methods for Rating and Assessing Industrial and Commercial Sound)

Furthermore, and within one month of occupation of the new premises, a test shall be carried out and the results submitted to the local authority Planning Department to demonstrate that the specified levels are achieved. In the event that the specified noise levels fail to be achieved, then a scheme of attenuation works shall be submitted to the local Planning Authority within 28 days and shall be installed within 2 months of being approved in writing by the local Planning Authority and thereafter retained.

Hours of Operation

*The car showroom shall not open outside the hours of 08:00 to 18:00 Mondays to Fridays, 08:30 to 17:00 on Saturdays, and 10:00 to 16:00 Sundays and Public Holidays.

*The site shall only be open between the hours of 07:00 and 08:00 Monday to Friday and 07:00 and 08:30 hours on Saturdays, for the purpose of dropping off, or collecting customer vehicles alone which shall occur only within the customer car parking area nearest to the main building

*The MOT, servicing and valet areas of the development shall not be operational outside the hours of 08:00 to 18:00 hours Monday to Friday and 08:30 to 12.30 on any Saturday, with no operations on Sundays or Public, or Bank Holidays

*No deliveries shall be received at, or dispatched from the buildings outside the hours of 08:00 to 18:00 hours Monday to Friday and 08:30 to 17:00 on Saturdays including the loading/unloading of vehicles from vehicle transporters. Delivery of parts to be on rubber wheeled cages. All deliveries to follow the route specified in the HNW Design, Access and Planning Statement, dated March 2018.

Reason: In order to prevent detriment to the amenity

2.Odour

No panel beating or car spraying booth shall be installed within the site.

Reason: In order to prevent detriment to the amenity

3.Lighting:

External Lighting in association with this development (including any light spill from showroom illumination and car parking) 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.

The development shall not be occupied until details of a scheme for lighting of the site, both internal and external, including hours of operation, has been submitted to and approved in writing by the local planning authority. The lighting of the site shall only be in accordance with the approved scheme.

Reason: In order to prevent detriment to the amenity

4. Construction Management Plan

The Construction Management Plan should take all relevant precautions to minimise the potential disturbance to neighbouring residents during the demolition/construction phase of the development, particularly in respect to noise, vibration and dust.

No development including any works of demolition, or preparation prior to operations, shall take place, until a Construction Management Plan has been submitted to and approved by, The Local Planning Authority. Thereafter, the Approved Plan shall be implemented and adhered to throughout the entire 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 should foundation piling 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

Hours of Operation: including deliveries to/from the site and operation of noisy plant or machinery/other, to be restricted to those hours 08:00 to 18:00 hours Monday to Friday and 8:00 to 13:00 hours on any Saturday; no working to be carried out on any Sunday, Public or Bank Holiday.

Reason: In order to safeguard the amenity.

5. Contaminative Land. ENV3 Universal condition for development on land 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 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 remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
2. 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 policy DEV1 of the West Sussex Structure Plan and policies GEN7 and GEN31 of the Arun District Local Plan .

ENV 5 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.

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, an amendment to the 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

ENV 6 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: Prior to occupation of any part of the permitted development, a verification report demonstrating completion of the 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 Local Plan.

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.

C/N: 223073

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 15 March 2018 12:49

To: EH Planning Consultations

Subject: Planning Consultation on: FG/39/18/PL

To: **Environmental Health - Anna Appleton**

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 **FG/39/18/PL**

NO:

Registered: 15th March
2018

Site Address: Worthing Peugeot Littlehampton Road Ferring BN12 6PB

Grid Reference: 508953 103468

Description of Works: Demolition of existing property & outbuildings; erection of new Motor Dealership with Showroom, Offices & Motor Vehicle Workshop (including MOT) & new Head Office Facility adjoining the existing Peugeot building on site including associated hard & soft landscaping & associated supporting facilities. This application is a Departure from the Development Plan.

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 19-APR-18.

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 Ross Leal who can be contacted on telephone number 01903 737643.

Regards
Planning Officer

consultee_email
