

From: Cllr. Richard Bower
Sent: 15 August 2018 13:31
To: Juan Baeza
Subject: Re: Additional conditions - FG/39/18/PL

Juan
I am content with this
Ricky Bower

Sent from my iPhone

On 13 Aug 2018, at 12:39, Juan Baeza <Juan.Baeza@arun.gov.uk> wrote:

Can you please let me know your agreement or otherwise to these conditions post committee.

Many thanks

Juan Baeza Area Team Leader – Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Neil Crowther
Sent: 13 August 2018 12:33
To: Juan Baeza
Subject: RE: Additional conditions - FG/39/18/PL

I'm happy for these to be sent to chairman.

Neil Crowther | Group Head of Planning, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

From: Juan Baeza
Sent: 09 August 2018 16:30
To: Neil Crowther
Subject: Additional conditions - FG/39/18/PL

Before I forward these to Chairman and Vice can I get your agreement. I attach the comment from Environmental Health.

11 The use hereby approved shall not begin until details of a scheme for the control of car transporters and deliveries has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include numbers/frequency, and measures to ensure that all deliveries including transporters unload/load only within the rear area accessed off Hangleton Lane and enter and leave the site in forward gear. Only the approved scheme of deliveries shall be operated thereafter.

Reason: In the interests of road safety in accordance with policy T SP1 of the Arun Local Plan 2011-2031.

12 The development hereby approved shall only operate within the times 08:00 to 19:00 hours Monday to Saturday and 08:00 to 18:00 on any Sunday, Public or Bank Holidays.

Reason: In the interests of neighbouring amenity in accordance with policies of the Arun Local Plan 2011-2031 D DM1, QE DM1 and QEDM2 .

13 The development hereby approved shall be operated at all times in accordance with the contents of the acoustic report PC Environmental Ltd. dated 23 February 2018. The use hereby approved shall not commence until details are submitted to and approved in writing by the Local Planning Authority concerning paragraph 3.6 of the acoustic report. The submitted details shall include technical specifications for the noise output of the precise plant and equipment to be installed. Only the approved details shall be operated thereafter.

Reason: In the interests of amenity in accordance with Arun Local Plan 2011-2031 policies D DM1 and QEDM1.

14 The use hereby approved shall not commence until details of a scheme of lightning are submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be operated thereafter.

Reason: In the interests of amenity in accordance with Arun District Local Plan 2011-2031 policies D DM1 and QEDM2.

15 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;

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,

- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- ~~·the erection and maintenance of security hoarding,~~
- 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 Regulation Orders),
- details of public engagement both prior to and during construction works.

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.

16 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 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.

Where demolition is required 1. and 2. above should be submitted prior to demolition. Parts 3. and 4. can take place post demolition if necessary.

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.

17 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 protect and prevent the pollution of the water environment in line with National Planning Policy Framework (NPPF; paragraph 170), EU Water Framework Directive, and Environment Agency Groundwater Protection Position Statements (2017) A4 - A6, J1 - J7 and N7 and 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 Plan policies QE SP1 and QE DM4.

18 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 Arun Local Plan policies QE SP1 and QE DM4.

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