

From: Chima Umunnakwe <Chima.Umunnakwe@arun.gov.uk>

Sent: 19 April 2021 18:28

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Subject: FP/51/21/PL

Dear Planning,

Proposal: Demolition & erection of 1 No. dwelling with associated works. This site is in CIL Zone 4 & is CIL Liable as new dwelling.

Address: 32 Sea Drive Felpham Bognor Regis West Sussex PO22 7NE

I have considered the proposed application and Environmental Health have no concerns with respect to the proposed application. However, we recommend the following condition to be imposed should the application be approved.

Construction Management and Demolition Plan

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 2011 – 2031

Precautionary Land contamination condition :

If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol / diesel / solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise expressly agreed in writing with the Local Planning Authority) shall be carried out until it has been fully investigated using suitably qualified independent consultant(s). The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority.

Reason: To protect the amenity of local residents in accordance with Policy QE DM4 of the Adopted Arun Local Plan 2011 – 2031

Asbestos

As the proposed development is being rebuilt following demolition of existing property, the Council need to be satisfied that if any asbestos previously identified is still present, it is either removed or suitably managed to minimise risk to human health as there is no safe threshold for asbestos exposure. A copy of the asbestos register, and any remedial strategy (where appropriate), must be provided in writing to the Local Planning Authority prior to any works commencing.

Reason: To protect the amenity of local residents in accordance with Policy QE DM4 of the Adopted Arun Local Plan 2011 – 2031

Regards

Chima Umunnakwe
Environmental Protection Officer
Technical Services

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Due to the current pandemic, work is being prioritised according to public safety risks and you may not receive an immediate response to your email. Wherever possible we will endeavour to respond within 7 working days.

The Environmental Health Team in particular are focused on supporting COVID-19 compliance, and other services may be limited or delayed. Further details of our current service levels can be found at: <https://www.arun.gov.uk/service-status>

If you are making contact for advice or to register a new request for service, including enquiries about COVID-19, food safety, noise or pollution, you can register these directly on-line at <https://eh.arun.gov.uk/>

