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From: Craig Milligan <Craig.Milligan@arun.gov.uk>

Sent: 19 October 2021 11:29

To: Simon Davis <Simon.Davis@arun.gov.uk>; Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: Fort Road Garage Fort Road East Wick Littlehampton BN17 7QZ - LU/276/21/PL

Planning Application reference: LU/276/21/PL

Proposal: Demolition of existing storage structure, proposed 2 storey commercial building under Class E(g) and Class B8. This application is in CIL Zone 4 (zero rated) as other development.

Address: Fort Road Garage Fort Road East Wick Littlehampton BN17 7QZ

Dear Simon,

Environmental Health has no objection in principle to the above development, however the matters must be considered.

Electric Vehicle Charging Points

Prior to first use of the proposed development, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved development shall be submitted to the local planning authority for approval and thereafter implemented in accordance with the approved details and the charge points shall thereafter be retained and maintained in good working condition.

Reason: New petrol and diesel cars/vans will not be sold beyond 2030, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with policy QE DM3 (c) of the Arun Local Plan, the Arun District Council Electric Vehicle Infrastructure Study (November 2017) and the National Planning Policy Framework (NPPF).

Unexpected contamination

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

Contaminated Land

Having reviewed the document entitled 'Land at Fort Road East, Wick, Littlehampton, West Sussex: Preliminary Ground Contamination Risk Assessment Report; Project Reference: P15267; Report Reference: R14930' (dated 6th August 2021) [produced by Ashdown Site Investigation Limited] I confirm I find the report to be reliable. I therefore recommend a scheme to include the following elements to control risks from contaminated land is submitted in writing to the local planning authority for approval:

1. A Site Investigation Scheme, based on the Ashdown Site Investigation risk assessment report to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
2. Based on the Site Investigation Scheme and the detailed risk assessment, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
3. A Verification Report providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Note: Any changes to these components, (1) to (3) require the express written consent of the Local Planning Authority

The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of that 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. The report shall also include 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 report, and for the reporting of this in writing to the Local Planning Authority.

Reason: To protect the health of construction workers and future site users.

Dust Assessment

Construction shall not begin until the developer has carried out a dust assessment and prepared a scheme of mitigation measures to protect neighbouring premises from dust produced by activities on site. The assessment should have due regard to current advice and guidance. The scheme shall adequately consider the impact of site preparation and construction works on existing and proposed dwellings and shall include dust monitoring data to be made available to the Local Planning Authority upon request. The scheme shall be submitted in writing to the Local Planning Authority for approval. Prior to any construction activities commencing, a verification report shall be submitted to the Local Planning Authority to demonstrate the agreed measures have been implemented. The agreed scheme shall be maintained throughout the construction phase of the development.

A useful approach is provided by the Institute of Air Quality Management, IAQM, 'Guidance on the assessment of dust from demolition and construction sites'.

<http://iaqm.co.uk/text/guidance/construction-dust-2014.pdf>

Reason: To protect the amenities of occupiers of any nearby premises from dust.

Construction hours

No demolition/construction activities shall take place other than from 08:00 hours until 18:00 hours (Monday to Friday) and from 08:00 hours until 13:00 hours (Saturday) with no noisy work on Sunday or Bank/Public Holidays.

[In addition to these hours of working, the Local Planning Authority may approve in writing a schedule of activities where it is necessary to conduct works outside the hours specified in this condition]

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Adopted Arun Local Plan 2011 – 2031

Noise Assessment

No development hereby permitted shall commence until an acoustic assessment has been undertaken to determine the impact of noise arising from the development site and the results of the assessment and details of any mitigation measures submitted and approved in writing by the Local Planning Authority. Noise from commercial premises should be controlled, such that the noise rating level ($L_{A,T,r}$) emitted from the development does not exceed the background noise level ($L_{A90,T}$), by more than 3dB. All measurements shall be defined and derived in accordance with BS 4142:2014. The approved measures shall be implemented before the development is brought into use and thereafter be maintained in accordance with the approved details.

** I note the Design and Access Statement proposes a roller door shall be installed, the noise from roller doors has the potential to cause a noise nuisance during deliveries. I recommend the noise assessment includes consideration of the roller doors. Electrical roller doors are quieter than mechanical; the design and layout of the development should be of good acoustic design to use the building envelope as an acoustic barrier between potential noise sources and the residential dwellings to the North of the site.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Adopted Arun Local Plan 2011 – 2031

Hours for Deliveries / vehicle movements

No commercial goods shall be loaded, unloaded, stored or otherwise handled and no vehicles shall arrive or depart, within the application site outside the hours 07:00 to 19:00 Monday to Friday, 08:00 to 18:00 Saturday or at any time on Sunday or Public or Bank Holidays.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Adopted Arun Local Plan 2011 – 2031

Sincerely, Craig

Craig Milligan

Environmental Health Officer, Technical Service

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