

From: Amanda Scholes on behalf of Planning.Responses
Sent: 20 November 2020 12:02
To: Planning Scanning
Subject: FW: 54 Arundel Road Littlehampton BN17 7DD - LU/284/20/PL

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Save the environment - think before you print.

From: Craig Milligan <Craig.Milligan@arun.gov.uk>
Sent: 19 November 2020 12:08
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Andrew Wood <Andrew.Wood@arun.gov.uk>
Subject: 54 Arundel Road Littlehampton BN17 7DD - LU/284/20/PL

Planning Reference: LU/284/20/PL

Proposal: Demolition of 3 No. garages & erection of a four-room house of multiple occupation with shared facilities & parking for 3 cars (resubmission of LU/125/19/PL).

Address: 54 Arundel Road Littlehampton BN17 7DD

Dear Andrew,

Environmental Health has no objections in principle to this application. Please could you place the following conditions on any permission granted:

Construction

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

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.

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of the Adopted Arun Local Plan 2011 – 2031

Air Quality

Prior to occupation of any of the dwellings, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwellings 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 2040, 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)

Advisory – Sound Insulation

In relation to sound insulation I have not commented. I assume that Building Control will ensure that the Building Regulations: Approved Document E is applied.

I note from the proposed site plans that Bedroom 3 will be located above the kitchen and that Bedroom 4 will be located above the living room. Such incompatible adjacent room types are highly likely to give rise to noise complaints in the future. As the layout of the building is such that these incompatible room types are vertically adjacent to each other, it is likely that uprated acoustic measures will be required in the ceilings/floors to mitigate against noise transfer.

Thank you for your consultation,

Sincerely, Craig

Craig Milligan
Senior Environmental Health Technician

Technical Services

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