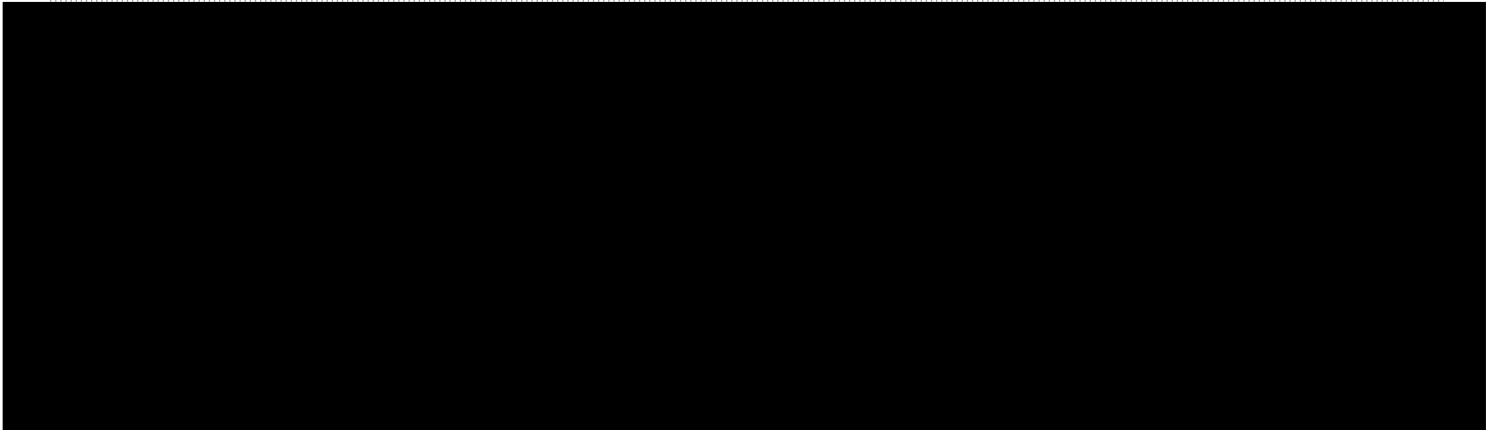


From: Carol Reynolds
Sent: 07 March 2019 12:04
To: Anita Gardner
Subject: FW: Nelson Hotel - LU/324/18/PL

Dear Anita,

Environmental Health: No objection in principal

1. Noise

a. Acoustic Report: It is noted that noisy operations integral to operation of the proposed hotel include air handling plant for room ventilation/other including air source heat pumps and mechanical air extraction unit to the kitchen. Before the development commences, the applicant shall submit a full acoustic report to demonstrate that the internal and external noise levels of residential units bordering this site, will not be adversely affected by this proposal. Any mitigation measures which may prove necessary to be specified and such a scheme to be approved in writing by the local Planning Authority. Any works specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and retained thereafter. Please refer to the Planning Noise Document: Sussex 2015. This document is currently under review. It is expected that any development will take this new advice into account.

b. Deliveries: Shall be limited to between those times 08:00 to 18:00 Monday to Friday; 8:00 to 13:00 hours on any Saturday; no deliveries on any Sunday, Public or Bank Holiday

c. Hours of Operation, External Roof top /other Terrace.

o no food/drink to be served al fresco after 21.30 and the external area to be closed to customers at 22.00 to allow for drinking up / finishing up time.

- o the external areas to be closed to customers at 22.00 hours and the tables and chairs to, as necessary be put away as soon as practicable, but ultimately to all be stored within the unit at night especially at ground floor level.
- o No patio heaters shall be used in the outside areas after 21.30.
- o No music to be allowed outside at any time.
- o Restaurants to close for service at 23.00 with the unit to be completely closed by 23.30.

d. Noise Management Plan: A Noise Management Plan may be required. I would suggest that a single entrance to the premises eg via the reception area would help to control noise.

e. Laundry. Please note that ventilation will also be required to the basement laundry facility

Reason: In the interest of the amenity

2. Odour. Please provide full detail of plant to be installed to mitigate cooking odour with full reference the DEFRA Guidance 2018 On the Control of Odour and Noise from Commercial Kitchen Exhaust Systems. Such a report shall demonstrate the way in which residential units bordering this site, will not be adversely affected by this proposal. Any mitigation measures which may prove necessary are to be specified, together with plans for long term maintenance of abatement equipment and such a scheme to be approved in writing by the local Planning Authority. Any works specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and retained thereafter.

3. 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 shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved by, The Local Planning Authority. The Approved Plan shall be adhered to throughout the construction period. The Plan shall provide for :

- a. An indicative programme for carrying out the work.
- 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: 07:00 to 18:00 Monday to Friday; 8:00 to 13:00 hours on any Saturday; no working on any Sunday, Public or Bank Holiday

Reason: In order to safeguard the amenity.

4. Lighting: External lighting in association with this development shall comply with Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light, Obtrusive Light Limitations for Exterior Lighting Installations for Zone E3 –Suburb

Reason: In order to prevent detriment to the amenity

5. Sanitary accommodation. The provision of Sanitary accommodation shall comply with Arun District Council Scale of Provision of Sanitary Appliances. For Restaurants this means

Roof Top Restaurant: estimated at 72 persons in and outside: One Male WC and urinal together with two wash hand basins and two female WCS and two wash hand basins.

Ground floor restaurant: estimated at 42 persons in and outside: One male WC and wash hand basin and one female WC and wash hand basin.

6. Grease Trap. The drainage serving kitchens at commercial hot food businesses shall be fitted with a grease trap/separator of a proportionate capacity to effectively contain grease residue arising from the estimated numbers of hot meals served and waste water flow rate. The applicant shall provide the Local Planning Authority with details of their proposed grease trap/separator in order to demonstrate design and installation will be in compliance with BS EN 1825-1:2004, & BS EN 1825-2:2004

Reason: In order to safeguard the amenities of neighbouring properties, in accordance with policy GEN7 (iv) and (v) of the Arun District Local Plan.

Informatives.

1. The premises will require registration under the Food Safety Act 1990 and will need to comply with the standards contained in the relevant Food Hygiene Regulations prior to becoming operational. The applicant is advised to contact Environmental Health for further information Tel 01903 737755.

a. Please note that a staff/other toilet which enters directly into a kitchen will not be acceptable. The plans as submitted will require modification. In this case it will be necessary to provide suitable clean space for a staff changing.

b. Every bar and cellar must be provided with a suitable sink and wash hand basin together with proper supply of hot and cold water or water of a suitably controlled temperature fitted to a fully operational drainage system.

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.

From: Anita Gardner
Sent: 06 March 2019 08:54
To: Carol Reynolds
Subject: RE: Nelson Hotel - LU/324/18/PL

Hi Carol,

I have a meeting with the agent on Monday and it would be very helpful if you could let me have your comments by Monday lunchtime so that they can form part of any discussion. In essence would you be happy with the roof terrace in principle if the hours were restricted?

Thanks

Anita

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road,
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