

From: Anita Gardner
Sent: 25 February 2019 11:27
To: Planning.Responses
Subject: FW: LU/357/18/PL - 18-22 East Street, Littlehampton, BN17 6AW

Please treat as a consultee response

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From: Kate Giddings
Sent: 25 February 2019 10:52
To: Anita Gardner
Cc: Anna Appleton
Subject: RE: LU/357/18/PL - 18-22 East Street, Littlehampton, BN17 6AW

Good morning,

I hope your weekend was peasant.

Further to the above application, please may the following PCL condition also be added:

- Prior to commencement of the development hereby approved (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) above 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 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 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.

Thank you,

Kate.

Kate Giddings | Senior Technical Officer, Environmental Health, Arun District Council | Location: Arun Civic Centre, Maltravers Road,
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From: Kate Giddings
Sent: 21 February 2019 17:27
To: Anita Gardner
Cc: Anna Appleton
Subject: LU/357/18/PL - 18-22 East Street, Littlehampton, BN17 6AW

Dear Anita,

In relation to the above application, please may EH make the following comments (the GIS isn't co-operating at the moment and I'm on leave tomorrow so I'll check re. potentially contaminated land and advise on Monday ☺):

- More details is required regarding the proposed plant room occupying the lower ground floor of no. 22 East Street (including the type of plant, hours of operation, noise-reduction measures, etc.)
- Works of demolition or construction, including the use of plant and machinery, necessary for the implementation of this consent shall be limited to the following times:
08.00 – 18.00 hours Monday to Friday
08.00 – 13.00 hours Saturday
No work permitted on Sunday or Bank Holidays
- Construction work shall not commence until a scheme for protecting the proposed noise sensitive development from external noise has been submitted to and approved by the local planning authority. All works, which form part of the scheme, shall be completed before any part of the noise sensitive development is occupied. The scheme shall have regard to the principles contained within the World Health Organisation community noise guidelines and achieve the indoor ambient noise levels for dwellings specified in BS 8233:2014. The scheme should include full details of glazing and a strategy to prevent overheating. The noise level of any ventilation units when in use should not

exceed the levels specified in BS 8233:2014 and all duct work should be fitted on anti-vibration mounts. Following approval and completion of the scheme, a test shall be undertaken to demonstrate that the attenuation measures proposed in the scheme are effective and protect the residential unit(s) from noise.

- The sound insulation between the subject property and the adjoining property shall achieve a minimum airborne sound insulation value of 48dB (DnTw + Ctr dB). Prior to occupation of the residential unit(s), a test shall be undertaken to demonstrate compliance with this level.
- Any external lighting to the property shall be installed and maintained in a manner to ensure the light does not have the potential to cause a statutory nuisance to neighbours.
- The owner(s) of any commercial property (warehouses, offices, etc.) built before 2000 are legally obliged to hold a copy of an asbestos register for each property. As this is being renovated to include a residential element, the Council needs to be satisfied that if any asbestos is present, it is either removed or suitably managed to minimise risk to human health as there is no safe threshold to asbestos exposure. A copy of the asbestos register – and any remedial strategy, where appropriate – should be provided to the Council, prior to works commencing.

Thank you,

Kate.

Kate Giddings | Senior Technical Officer, Environmental Health, Arun District Council | Location: Arun Civic Centre, Maltravers Road, Littlehampton, West Sussex, BN17 5LF

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