

From: Nat Slade
Sent: 11 June 2015 11:53
To: Ross Leal
Cc: Helen Stevens; Matthew Kennett
Subject: RE: Elmer Road

Hi,

EH have no objection, but I would appreciate it if the following guidance on avoiding noise and dust nuisance were provided to the applicant.

Regards,

Nat

Nathaniel Slade | Environmental Health Manager, [Arun District Council](#) | Location: Third Floor, Arun Civic Centre, Maltrovers Road, Littlehampton, BN17 5LF

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Visit Arun's web site at www.arun.gov.uk/eh



Save the environment - think before you print.

From: Helen Stevens
Sent: 11 June 2015 09:57
To: Nat Slade
Cc: Ross Leal
Subject: FW: Elmer Road

Hi Nat,

Would you be able to respond to the below email from planning regarding the demolition of 80a Elmer Road please.

Thanks
Helen



From: Ross Leal
Sent: 09 June 2015 13:27
To: Helen Stevens
Subject: FW: Elmer Road

Helen,

FYI. Any comments/news from you?

Ross

From: Ross Leal
Sent: 09 June 2015 12:32
To: 'david turner'
Subject: RE: Elmer Road

Dear Mr Turner,

We have received the application to demolish and it is being registered and will be allocated to me. Ref: M/59/15/DEM.

I will deal with it urgently, although I do need to consult WSCC Highways and ADC Environmental Health and Building Control. Plus possible in relation to the bus stop.

Ross

From: david turner [REDACTED]
Sent: 09 June 2015 12:21
To: Ross Leal
Subject: RE: Elmer Road

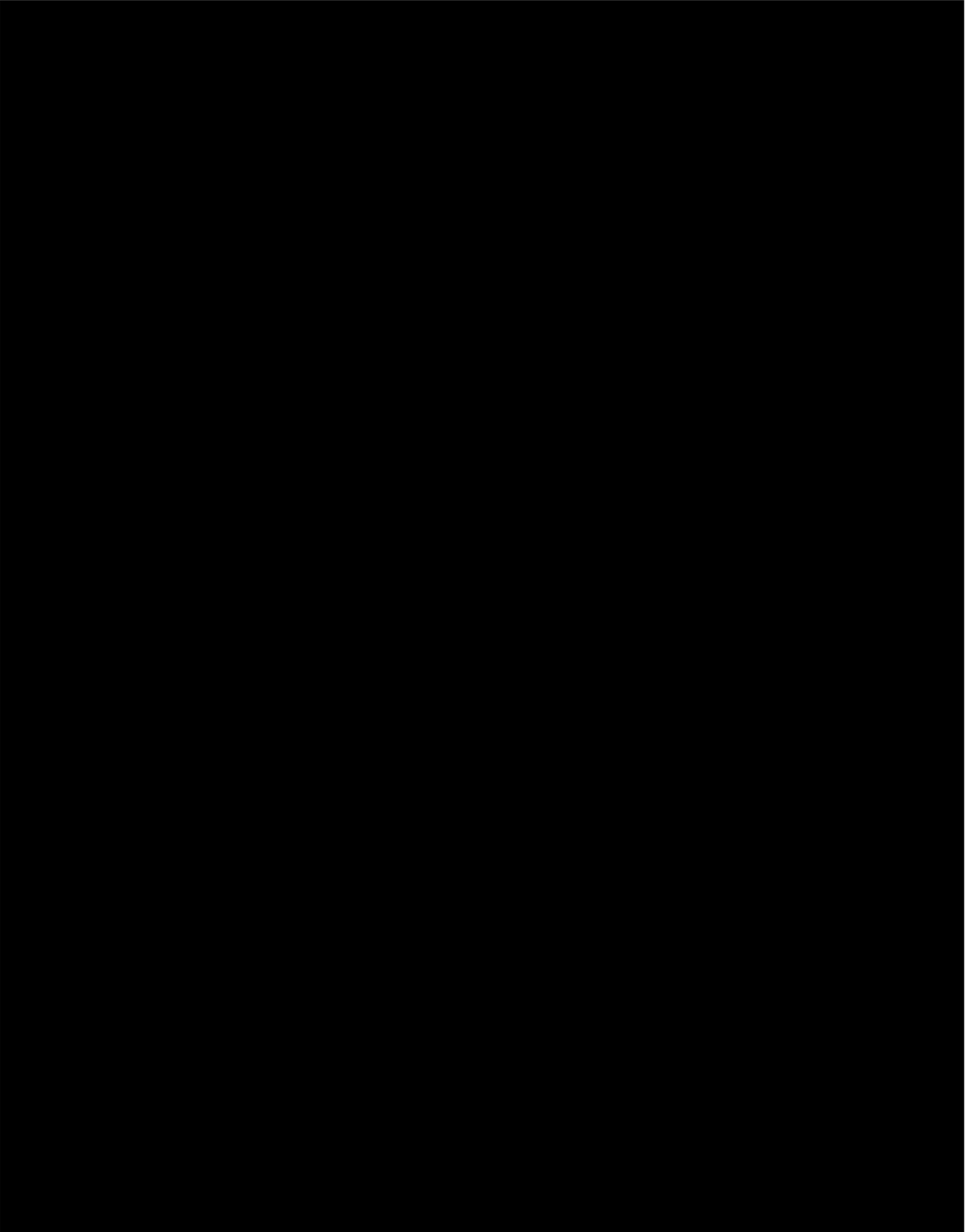
Hi

Has Helen's 10 day timescale yielded any results as no action has been taken and the weed bedecked eyesore that remains begins to take on a defiant aspect suggesting the Council's continued inability to force a resolution?

David Turner

From: Ross Leal [<mailto:Ross.Leal@arun.gov.uk>]
Sent: 21 May 2015 16:36
[REDACTED]
Subject: FW: Elmer Road

Mr Turner – Email 2 - Ross



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NUISANCES FROM DEMOLITION

Demolition has a potential for causing nuisances. Where such nuisances occur, Arun District Council are required to take formal action to abate them. In order to avoid such action being taken, the following guidance is offered to assist with meeting statutory obligations:

Dust

Airborne dust is a common source of complaint and can be a Statutory Nuisance if it affects the residents of neighbouring properties. It is more likely that action will have to be taken if 'dusty demolition operations' are carried out during dry and/or windy conditions.

Minimise dust generation where possible. It might be necessary to only carry out certain operations during wet weather or by 'wetting down' prior to starting and during the work, particularly if handling stockpiles of dusty materials.

Remember that some dusts are inflammable when mixed with air in the correct proportions.

Asbestos

The Council receives many complaints concerning the handling of materials which contain asbestos. If there is a danger of dust getting outside the site boundaries, then this would be a Statutory Nuisance and action will be taken to abate the nuisance. Only a licensed contractor is allowed to remove lagging and spray coatings which contain asbestos. A licensed contractor must also be used if the work with any other asbestos material such as Asbestos Insulation Board (AIB) is likely to release asbestos fibres in excess of the 'action' levels. In practice, this means that the only type of asbestos product that a demolition contractor can normally remove, will be Asbestos Cement Sheeting (ACS).

If demolition contractors decide to remove ACS they will need to be familiar with the HSE guidance note HSG 189/2 – Working with Asbestos Cement. It is expected that the contractors will have:

- Identified the type and location of all asbestos on site.
- Worked out a 'safety' plan for its safe removal
- Isolated the work area whilst asbestos products are being removed
- Ensured that the workers are properly supervised, protected and aware of the dangers of carefulness handling of asbestos products
- Ensured that asbestos products are thoroughly cleared up and stored in the approved method before other demolition works are commenced.

In order to minimise exposure and control the spread of asbestos, you need to consider the following generally precautions when working on ACS:

- where reasonably practicable, remove the asbestos cement before the rest of the structure is demolished;
- where possible, avoid further breaking the sheets;
- keep the material wet when working on it;
- where possible, lower the material onto a clean hard surface'
- remove waste and debris from the site as soon as possible to prevent it being crushed underfoot or by moving vehicles;
- do not bulldoze broken asbestos cement or sheet into piles;
- do not dry sweep asbestos cement debris;
- dispose of the waste and debris safely

NOTE: Waste material containing asbestos in excess of 0.1% is classed as 'special' waste and as such is covered by the Special Waste Regulations 1996 and the Environmental Protection Act 1990 – duty of care provisions. Asbestos waste can only be disposed of at a site licensed to receive it.

The Waste Regulations Section of the Environment Agency advise that broken pieces of Asbestos Cement Sheeting must be placed in heavy gauged polythene bags and labelled "asbestos waste". Whole sheets and large pieces (ones which will not go into polythene bags) must be put into enclosed containers, which are also suitably labelled. It is no longer permitted to transport asbestos cement in open containers and remember that mixing Asbestos Cement Sheeting with ordinary rubble will make it all 'special' waste.

Further advice can be obtained from the Environment Agency 08708 506506

www.environment-agency.gov.uk

Noise

Noise should be minimised as far as possible and compressors and other plant should only be used during stated hours and silencing devices should be fitted where ever practicable. Attention should be paid to the recommendations given in BS5228. Developers/contractors may seek 'prior approval' under the Control of Pollution Act 1974 for noise emissions from the Environmental Heath Service. Following an application for prior approval, conditions will be placed on the demolition/construction activity relating to hours of operation, plant and equipment used, methods of work, noise limits etc. Where prior approval is not sought, the Council has the option to impose conditions by Notice.

Where partial demolition or alterations are carried out in an occupied building, the use of non-percussive methods should be considered in order to minimise the structural born transmission of noise and vibration.

Remember weekend working and early starts and late finishes increase the likelihood of noise complaints.

Fire and Smoke

Smoke and fly ash from the burning of waste materials on demolition sites is a frequent source of complaint particularly when the contractor has little or no regard for the prevailing wind.

It is an offence under the Clean Air Act, if a fire emits dark smoke or if you burn any materials likely to emit dark smoke. Burning of plastics, rubber, linoleum, roofing felt etc are not able to be burnt without creating dark or black smoke. Any such materials found in the remains of a fire may result in prosecution. The practice of putting an old tyre into the material to be burnt will create black smoke - an automatic offence if you are caught.

Fires should be avoided wherever possible and particularly in residential areas. If a bonfire is unavoidable, it should not be left unattended and extra care should be taken that there are no smouldering timbers which could be fanned into a fire when the site is unattended. If the Local Authority is satisfied that smoke from any fire is causing, or is likely to cause, a nuisance, formal Notice may be served requiring Nuisance Abatement. Causing further nuisance in breach of an Abatement Notice is an offence.

All gas cylinders and similar containers, even when empty, should be stored in a safe place as if they become involved in a fire, they may explode, causing injury to persons and serious damage to neighbouring property.

We remind you that if this Authority is satisfied that dust, asbestos, noise or smoke are causing a Statutory Nuisance, then under the provisions of the Environmental Protection Act, 1990 we are obliged to serve a Notice requiring the abatement of the nuisance. Failure to comply with the Notice is an offence which may result in prosecution.