



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

Sent: 06 August 2021 13:22

To: Anita Gardner <Anita.Gardner@arun.gov.uk>; Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: 68 Ancton Way Elmer Middleton-On-Sea PO22 6JP - M/92/21/PL

Planning Application Reference: M/92/21/PL

Proposal: Demolition of existing bungalow & construction of 1 No 2-storey dwelling with access & off road parking. This site is in CIL Zone 4 & is CIL Liable as new dwelling.

Address: 68 Ancton Way Elmer Middleton-On-Sea PO22 6JP

Dear Anita,

Environmental health has no objection in principle to the above proposal, however the following matters must be considered.

Dust Assessment

Demolition / 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 the site. The scheme shall adequately consider the impact of site preparation and construction works on existing and proposed dwellings and shall include dust monitoring and regular reporting to the Local Planning Authority. The scheme shall be in accordance with 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>

The scheme shall be submitted in writing to the Local Planning Authority for approval. The agreed scheme shall be maintained throughout the construction / demolition phase of the development. The assessment should have due regard to current advice and guidance.

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

Construction – Small Developments

The development shall be carried out in accordance with the 'Arun District Council Construction Code of Practice: For small developments in Arun', available from:

<https://www.arun.gov.uk/download.cfm?doc=docm93jlm4n12193.pdf&ver=12201>

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

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 SP1 of the Adopted Arun Local Plan 2011 – 2031

Advisory - Sound insulation

In relation to sound insulation between the proposed separate residential dwellings, I have not commented. I assume that Building Control will ensure that the Building Regulations, Approved Document E is applied

Advisory - EV Charging points

To encourage the uptake of zero emission vehicles in efforts to reduce air pollution it is recommended a number of the parking spaces are installed with electric vehicle charging points. Cabling could be installed in the remainder of the parking spaces to allow for additional charging points to be installed at a later stage.

Advisory - Heating Systems

We encourage the highest practicable standards of building insulation and use of renewable forms of heating (such as ground and air source heat pumps) as opposed to natural gas boilers where possible. This action would contribute to the improvement of local air quality and reduce overall GHG emissions in the long term.

**** if a heat pump is to be included in the development the applicant shall be required to demonstrate the pump meets the criteria detailed in the Micro Certification Scheme planning standards (MCS 020).**

Yours Sincerely, Craig

Craig Milligan

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