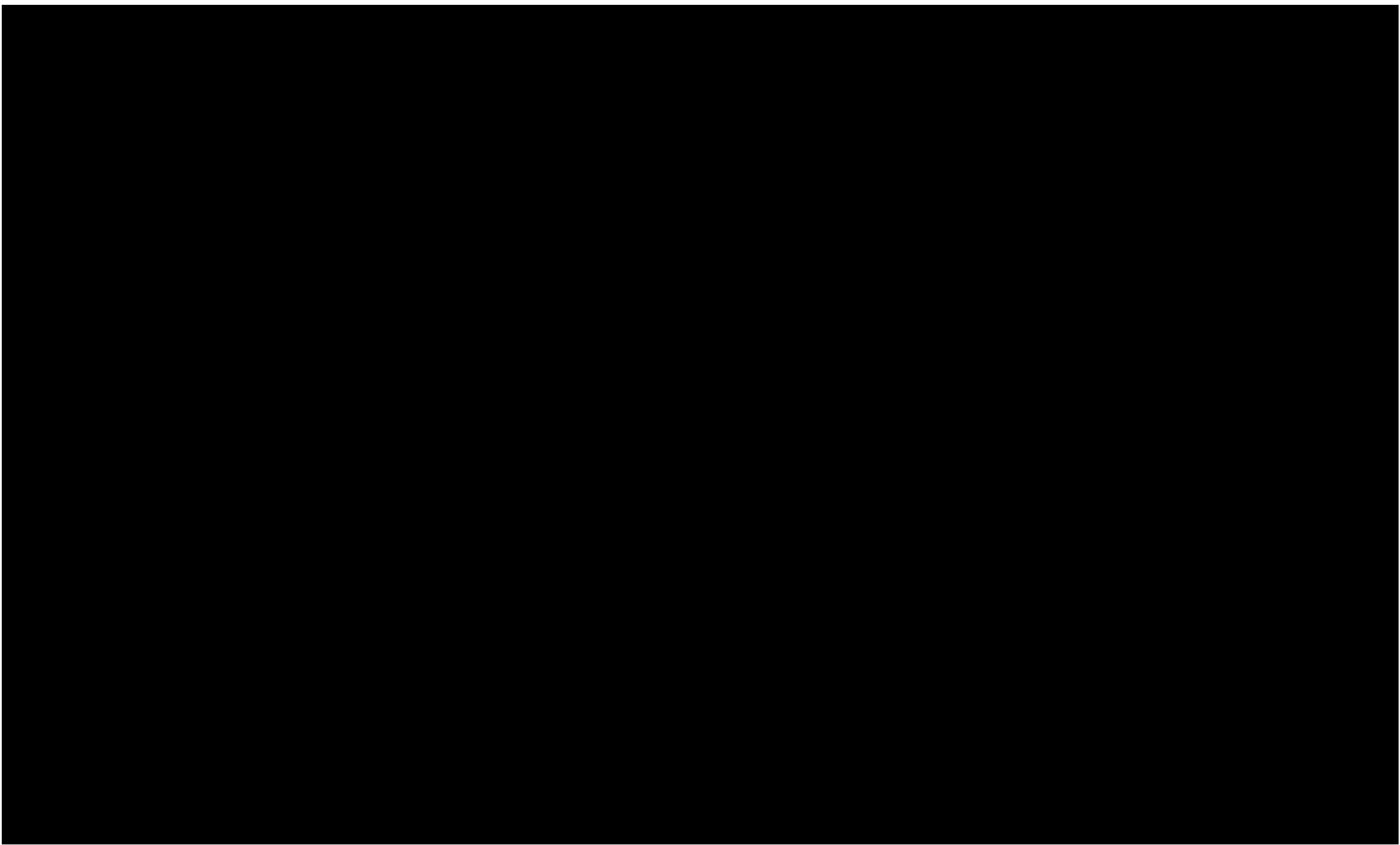




From: Carol Reynolds <Carol.Reynolds@arun.gov.uk>
Sent: 09 October 2019 12:08
To: Andrew Wood <Andrew.Wood@arun.gov.uk>
Subject: FW: Planning Consultation on: R/205/19/PD

Andrew as discussed. Thank you. Carol

Environmental Health: No objection in principle.

I acknowledge the contents of The Contaminated Land Risk Assessment Phase 1 Desk Top Study provided by STM Environmental, dated 17th June 2019. Please condition this application as below:-

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 (historical) uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and 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. The extent of intrusive site investigation to be agreed with the Local Planning Authority prior to commencement of works.
3. Based on the 'Site Investigation Scheme' and the detailed risk assessment (2), an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A 'Verification Report' 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.

Note: Any changes to these components, (1) to (4) require the express written 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 that 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. The report shall also include 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 report, and for the reporting of this in writing to the Local Planning Authority.

Reason: To protect the amenity of local residents in accordance with Policy QE DM4 of the Adoption Arun Local Plan 2011 – 2031

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.

No grant of Planning or Building Regulations approval is implied.

From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>
Sent: 27 September 2019 12:39
To: EH Planning Consultations <EHPlanningConsultations@arun.gov.uk>
Subject: Planning Consultation on: R/205/19/PD

To: Environmental Health - Planning consultation

NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town & Country Planning (General Permitted Development) Order 2015 Schedule 2
Prior Notification for a Commercial Permitted Development
APPLICATION NO: R/205/19/PD

Registered: 4th September
2019
Site Address: 66 The Street Rustington BN16 3NR

Grid Reference:

Description of Works: Notification for Prior Approval under Class PA for change of use from Premises in Light Industrial Use (Class B1(c)) to dwellinghouses (Class C3) to provide self contained flats (4 one bed flats & 2 two bed flats)

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 24-OCT-19.

You can also monitor the progress of this application through the Council web site:
www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Andrew Wood who can be contacted on telephone number 01903 737768.

Regards
Planning Officer

consultee_email
