



Our ref. A078534
Planning Portal Ref. PP-02937726

Mr. Cian Cronin
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

8th October 2013

Dear Mr. Cronin,

Sainsbury's Supermarkets Ltd
Unit C Rustington Retail Park, New Road, Rustington, BN16 3RT
Full Application for Installation of Plant Machinery

On behalf of our client, Sainsbury's Supermarkets Ltd, we enclose an application for full planning permission for the installation of plant machinery at the above site. The description of development is as follows:

'Installation of transformer, generator, substation, sprinkler tank and pump house at ground floor level along with rooftop condenser units'.

Accordingly, this application comprises the following documents:

- ✧ Completed Application Form, dated 4th October
- ✧ Completed Certificate B;
- ✧ Copies of the following plans:
 - CHQ.13.10201-PL30 'Site Location Plan'
 - CHQ.13.10201-PL31C 'Block Plan'
 - CHQ.13.10201-PL32B 'Proposed Site Plan'
 - CHQ.13.10201-PL33B 'Proposed Plant'
 - CHQ.13.10201-PL34A 'Sprinkler Tank and Pump House Details'
 - CHQ.12.10201-PL35 'Proposed Plant Transformer/Generator'
 - CHQ.12.10201-PL36A 'Proposed Roof Plant'
 - CHQ.12.10201-PL37B 'Proposed Roof Plant equipment'
 - CHQ.12.10201-PL38 'Proposed Substation Details'
 - CHQ.11.9647-PL39C 'Proposed Elevations Plant locations'.
- ✧ Noise Assessment, prepared by WYG Planning & Environment.

This application has been submitted via the Planning Portal, and follows a previously refused application (ref. R/140/13). Therefore, in line with paragraph 9(b) of The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012, a fee for this application is not required.





Proposed Development

The site is located off New Road to the north of Rustington town centre and is subject to planning permission (ref. R/59/12) which permitted the demolition of the existing foodstore, and construction of a new class A1 retail foodstore, service yard, covered car park and landscaping improvements. All of the pre-commencement conditions have now been discharged and an application has recently been submitted to discharge the pre-occupation conditions on site.

The following machinery is proposed as part of this application:

- ❖ 6 Condenser packs on the roof;
- ❖ A transformer and generator to the south eastern boundary on the ground floor, enclosed by a hit and miss timber fence;
- ❖ Sprinkler tank and pump house;
- ❖ Substation.

This application follows application ref. R/140/13 which was refused by delegated powers on 19th August 2013. Since this time, a number of discussions have taken place with the Council, elected members and local residents and the scheme has been altered accordingly to ensure that it has a minimal impact on the surrounding environment. This includes removing the Air Handling Units that were originally to be placed on the roof of the store and accommodating them internally, in addition to providing additional cedar clad screening to the proposed sprinkler tank and pump house which will match the elevations of the main store building.

The rooftop condenser packs and the transformer and generator have not changed location, but will benefit from additional landscaping at the southern boundary to ensure that nearby sensitive properties are adequately screened. This landscaping is not proposed as part of this application, but will be dealt with separately by a further application in due course.

The proposed machinery is necessary in order for the store to become fully operational as well as to maintain an ambient temperature in store for staff and customers; in addition to cooling the chiller and freezer units. As discussed in the Design & Access Statement, the plant will be placed on existing hard standing areas – on the roof of the approved scheme and also at ground floor. The machinery will be placed in locations only accessible to staff.

It should be noted that the submitted plans, along with the accompanying noise assessment, detail plant machinery to be installed within the undercroft car park under the store. As the application fee for the original store included the floorspace created by the car park, it is technically internal floorspace and therefore any plant machinery proposed within this area does not require planning permission. Nonetheless, the details of the proposed machinery has been shown on the plans, and their noise output has been assessed cumulatively with the other proposed plant in the supporting Noise Assessment to ensure that the machinery will not cause an adverse impact to the amenity of neighbouring properties.

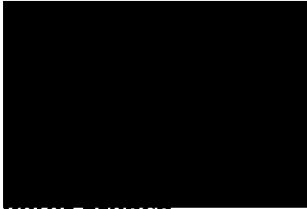
The location of the plant will ensure that both noise and visual impact is minimal. The Noise Assessment submitted as part of this application concludes that at all times, all proposed plant (including that located with the store car park) will operate at noise levels that will be below the existing background noise levels at all times, and will therefore not affect surrounding amenity.

A Ground Source Heat Pump is also shown on the Proposed Site Plan. This is to be built out through Permitted Development Rights and is therefore not subject to consideration in this application. However, this has been included on the Proposed Site Plan for clarity.



I trust everything has been submitted to enable the registration and validation of the application, and I look forward to receiving confirmation of this in due course. In the meantime if you require any further information please do not hesitate to contact me.

Yours sincerely,



Peter French

Town Planner

For and on behalf of WYG Environment Planning Transport Ltd

