

From: Amanda Scholes on behalf of Planning.Responses
Sent: 02 January 2019 09:32
To: Planning Scanning
Subject: FW: WA/11/18/DOC - Progress Garage, Yapton Lane, Walberton, BN18 0AS [Formerly of WA/29/17/RES]

Importance: High

From: Christopher Davis
Sent: 24 December 2018 18:52
To: Planning.Responses
Cc: Neil Crowther
Subject: WA/11/18/DOC - Progress Garage, Yapton Lane, Walberton, BN18 0AS [Formerly of WA/29/17/RES]
Importance: High

WA/11/18/DOC

Approval of details reserved by condition imposed under WA/29/17/RES relating to conditions 3-schedule & samples of materials & finishes, 4-surface water drainage, 5-maintenance manual & details of SUD's, 7-cycle parking, 8-site set up during construction & 9-scheme to deal with risks of contamination.

Of the conditions listed, the Environmental Health Department will comment on condition **8-site set up during construction** and **9-scheme to deal with risks of contamination** only.

I will therefore state the following:

8-site set up during construction

Condition 8 of WA/29/17/RES stated that:

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors' buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: *To avoid undue congestion of the site and consequent obstruction to access in accordance with policy GEN7 of the Arun District Local Plan.*

Having read the document entitled: 'Construction Environment Management Plan – dated 15/02/2018' I am now satisfied that condition 8 of this application can be discharged.

9-scheme to deal with risks of contamination

Condition 9 of WA/29/17/RES stated that:

Prior to the commencement of development (parts 1, 2) and prior to occupation (parts 3,4) approved by this planning permission (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) 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.

Reason; To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with policy GEN7. It is considered necessary for this to be a pre-commencement condition because it would be a risk to the health of future occupiers of the residential properties if contamination issues were not addressed prior to development.

Having read through the reports entitled 'Stage 1: Desktop Study And Walkover Survey Report [YE2690] - November 2016', alongside 'Stage 2 Site Investigation Report [YE2996] - May 2017' and 'Factual Report [YE4674] - May 2018' I am now satisfied that condition 9 of this application can be discharged as the comments of my EH colleague Mr. Matthew Kennett dated 28th February 2018 [16:23] has now been satisfied with the further aforementioned submission.

Kind regards

Christopher Davis
Senior Environmental Health Officer

Environmental Health Department

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