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12 December 2022

Planning and Building Control
Adur District Council
Portland House
44 Richmond Road
Worthing, West Sussex
BN11 1HS

LAND AT FISHERSGATE RECREATION GROUND, WEST ROAD, SOUTHWICK

Murray Planning Associates has been instructed by our client CityFibre Holdings Ltd to submit a discharge of conditions application relating to the above site. Specifically, the application relates to the clearance of condition 3 detailed on the decision notice reference AWDM/0399/21. The condition relates to the provision of further information relating to the noise output of the site being measured to ensure compliance with a previously submitted noise impact assessment.

Background

A planning application was submitted in March 2021 for the installation of a fibre exchange that would provide the necessary infrastructure to operate a gigabit fibre network across the surrounding urban area. Planning permission was granted in July 2021, with 4 conditions attached. Conditions 3 and 4 being pre-commencement conditions that requires further detail to be submitted to the local authority before development can be brought into use. This discharge of condition application only

seeks to discharge condition 3 of decision notice AWDM/0399/21. Condition 4 has already been discharged, under application reference AWDM/1518/21.

Condition 3 reads as follows:

> *The development hereby permitted shall be carried out in full accordance with the recommendations of the Noise Assessment Report (KD0804218NR Rev 1.0 dated 08/07/2021) and all works which form part of the approved scheme shall be completed before the permitted use commences. Within one month of implementation, a test shall be carried out and the result submitted to the Local Planning Authority to demonstrate compliance with the Noise Assessment Report. All plant shall be maintained in accordance with manufacturer's guidance and any future plant shall also meet the specified levels within the approved scheme.*
>
> ***Reason:*** *In the interests of residential amenity and to comply with policies 15 and 34 of the Adur Local Plan.*

Assessment

A noise validation report has been produced to clear condition 3. The report advises that measurements have been taken when the site was not operational (August 2022) and for two days while the site was operational in September 2022.

The report goes on to advise that there was a slight increase in noise level during the operational period in comparison to the non-operational period and findings of the original Noise Impact Assessment. However, no increase in level was noted during the night time measurements.

The report goes on to concludes that using three different measurement verification methods, the development is judged to have a low impact, so far as noise pollution is concerned. As such, the development is considered to comply with British Standard

BS4142, and condition 3 of planning application AWDM/0399/21 is considered to be overcome with the detail presented in the noise validation report.

Summary

This application seeks to discharge a single condition relating to noise levels. The application seeks to discharge condition 3 of application AWDM/0399/21.

It is considered that the detail provided in the accompanying document, and summarised above is sufficient to demonstrate that the site will have a low overall impact on the surroundings, so far as noise levels are concerned.

I trust the details submitted are sufficient to allow condition 3 to be cleared, and I look forward to receiving confirmation of this in due course.

Yours Faithfully

MICHAEL BINGHAM
On Behalf of Murray Planning Associates