From: planning@adur-worthing.gov.uk
Sent: 19 July 2022 09:50
To: planning@adur-worthing.gov.uk
Subject: Consultee Comments for Planning Application AWDM/0973/22

Flag Status: Flagged

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 19/07/2022 9:50 AM from Mrs Hannah Powell (hannah.powell@adur-worthing.gov.uk) on behalf of Environmental Health Public Health.

Application Summary

Reference:	AWDM/0973/22
Address:	20 High Street Shoreham-by-sea West Sussex BN43 5DA
Proposal:	Change of Use of first and second floors from retail and ancillary storage (Use Class E) to self contained flat (Use Class C3) (retaining retail at ground and basement levels). Enlarged rear dormer.
Case Officer:	Hannah Barker

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Comments Details

Comments:	With reference to the above application I have concerns about internal and external noise negatively affecting the amenity of the proposed dwelling. External noise Defra noise maps indicate the proposed residential dwelling could be exposed to elevated road noise of up to 69.9dB LAeq during the daytime and up to 64.9dB Lnight. In addition to this there is likely to be external plant to the rear serving surrounding commercial units. I would recommend the following condition: Construction work shall not commence until a scheme for protecting the proposed noise sensitive development from external noise has been submitted to and approved by the local planning authority. All works, which form part of the scheme, shall be completed before any part of the noise sensitive development is occupied. The scheme shall have regard to the principles contained within ProPG: Planning & Noise – New Residential Development (2017), the World Health Organisation community noise guidelines and achieve the indoor ambient noise levels for dwellings specified in BS8233:2014. The scheme should include full details of glazing and a strategy to prevent overheating. The noise level of any ventilation units when in use should not exceed the levels specified in BS8233:2014 and all duct work should be fitted on anti-vibration mounts.

Following approval and completion of the scheme, a test shall be undertaken to demonstrate that the attenuation measures proposed in the scheme are effective and protect the residential unit from noise.

Internal noise
The ground floor retail unit would be a Planning Use Class E, this planning Use Class would allow a large range of potential uses to occupy the ground floor commercial unit without the need for planning approval. To protect residential amenity and help future proof these units we would recommend the following condition:

Construction work shall not commence until a scheme for protecting the proposed noise sensitive development from noise from the commercial unit below has been submitted to and approved by the local planning authority.All works, which form part of the scheme, shall be completed before any part of the noise sensitive development is occupied. The scheme shall achieve a minimum airborne sound insulation value of 50dB (DnTw + Ctr dB) for all floors. Following approval and completion of the scheme, a test shall be undertaken to demonstrate that the attenuation measures proposed in the scheme are effective and protect the residential unit from noise.

Air Quality
As this is an application within the Shoreham Air Quality Management Area, the applicant must follow the Air Quality & Emissions Mitigation Guidance for Sussex (2020) - http://www.sussex-air.net/ImprovingAQ/GuidancePlanning.aspx. The intention of the guidance is to ensure the integration of appropriate mitigation via an emissions mitigation assessment and, where necessary, to identify air quality impacts through an impact assessment. The emissions mitigation assessment is used to inform the level of mitigation required to help reduce/offset the potential effect on health and the local environment. Consultation with Public Health & Regulation is advised at an early stage."

The potential impact on the Shoreham AQMA's must be considered. The assessment should also include a cumulative impact assessment - a list of relevant developments that should be included in a cumulative assessment can be supplied.

We expect an emissions mitigation assessment to be completed, the purpose of which is to assess the local emissions from a development and determine the appropriate level of mitigation required to help reduce/offset the potential effect on health and the local environment. The emissions mitigation assessment must use the most up to date emission factors (available at http://laqm.defra.gov.uk/review-and-assessment/tools/emissions.html).

Mitigation shall include the promotion of cycling and walking, public transport, car clubs, low emission vehicles and associated infrastructure, etc. Reference should be had to the Adur/Worthing Air Quality Action Plan (available at https://www.adur-worthing.gov.uk/environmental-health/pollution/air-quality-and-pollution/local-air-quality-management/#air-quality-action-plans).

Asbestos
The owner(s) of any commercial property (warehouses, offices, etc.) built before2000 are legally obliged to hold a copy of an asbestos register for each property. As this is being renovated to residential, the Council need to be satisfied that if any asbestos is present, it is either removed or suitably managed to minimise risk to human health as there is no safe threshold for asbestos exposure. A copy of the asbestos register - and any remedial strategy where appropriate – should be provided prior to works commencing.

Kind regards