From: planning@adur-worthing.gov.uk
Sent: 08 September 2021 14:59
To: planning@adur-worthing.gov.uk
Subject: Consultee Comments for Planning Application AWDM/1154/21

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 08/09/2021 2:58 PM from Mrs Hannah Powell (hannah.powell@adur-worthing.gov.uk) on behalf of Environmental Health Public Health.

Application Summary

Reference:	AWDM/1154/21
Address:	Land Opposite 269 To 287 Old Shoreham Road Southwick West Sussex
Proposal:	Erection of extension to south and west of existing Garden Centre, providing Internal Retail Area, Warehouse and associated Goods Delivery Yard. Extension and landscaping of External Retail Area to west of Garden Centre including new security fencing to Western boundary. Demolition of existing frost canopies and erection of new semi-enclosed glass roof frost canopy. Diversion of existing Public Right of Way. Creation of new vehicle access from Old Shoreham Road. Internal alterations including relocation of Offices and replacement of existing Goods Lift
Case Officer:	Peter Barnett

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Comments Details

Comments:

With reference to the above application I have the following comments.
Noise
A Noise Impact Assessment (Garden Centre Extension) (Date: 23/10/2020 Project: J2993) has been submitted with this application. This demonstrates that the proposed use will have no significant impact on the nearest noise sensitive properties.

The assessment was specifically undertaken during the period 08:00hrs - 18:00hrs.

As the noise assessment has only considered the impact of noise between these hours I would recommend a condition restricting deliveries/collections to/from the Garden Centre between 08:00hrs - 18:00hrs only.

Contaminated Land
A Combined Geotechnical and Quantitative Ground Contamination Risk

Assessment (R14559 Jan 2021) has been submitted in support of this application. The ground investigation did not identify any concentrations of potential contaminants that would be considered to pose an unacceptable risk to end users of the site or to controlled waters beneath the site. I would advise that the Discovery Strategy recommended in Section 6.8 of the Quantitative Ground Contamination Risk Assessment is conditioned.

Air Quality
An Air Quality Assessment (10224.S dated May 2021) has been submitted in support of this development and the neighbouring development (AWDM/1032/21). This assessment found that the proposed development is not expected to introduce new receptors into an area of existing poor air quality, nor is it anticipated to significantly impact local air quality. An emission mitigation calculation has been undertaken and a detailed emissions mitigation statement which includes a schedule of costs for each mitigation type has been provided separately under the planning application for the neighbouring development. Please could compliance with the AQ Assessment and Emission Mitigation Assessment (incl. the Emission Mitigation Statement) be conditioned?

Given the proximity of this development to existing residential dwellings I would also recommend the following conditions:

Hours of Construction
Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times.
Monday - Friday 08:00 - 18:00 Hours
Saturday 09:00 - 13:00 Hours
Sundays and Bank Holidays no work permitted

Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

External Lighting
Details of the proposed lighting scheme for the development shall be provided and approved by the planning authority before installation.

Construction Management Plan
No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:
- the anticipated number, frequency and types of vehicles used during construction - HGV construction traffic routings shall be designed to minimise journey distance through the AQMA's.
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- a commitment to no burning on site,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.
- methods to control dust from the site

Kind regards