From: Gary Peck <gary.peck@adur-worthing.gov.uk> on behalf of Gary Peck
Sent: 19 April 2022 12:38
To: Planning -
Subject: Fwd: AWDM/0977/21. 4 x 3 bed semi-detached houses with associated parking and bin store. 126 Upper Shoreham Road Shoreham-By-Sea BN43 6TD

Flag Status: Flagged

---------- Forwarded message ---------
From: **Michael Keech** <michael.keech@adur-worthing.gov.uk>
Date: Fri, 8 Apr 2022 at 17:37
Subject: AWDM/0977/21. 4 x 3 bed semi-detached houses with associated parking and bin store. 126 Upper Shoreham Road Shoreham-By-Sea BN43 6TD
To: Gary Peck <gary.peck@adur-worthing.gov.uk>
Cc: <Y29tcGxhaW50X2lkOjoyOTA3NTQ6OmNvbXBsYWludA==@envhealth.adur-worthing.gov.uk>

Dear Gary,
Regarding the above application, the Environmental Protection considerations were raised for this development under consultation for AWDM/0977/21. As there is no significant change to the development footprint or works of demolition and construction, the same recommendations largely apply. The site is flagged as a former garage and potential land contamination will require investigation to ensure the site is suitable for residential use. Construction and noise impact considerations are included in the recommendations.

1. **Potential land contamination**. Prior to commencement of the development hereby approved (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: (a) 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; and potentially unacceptable risks arising from contamination at the site. (b) A site investigation scheme, based on (a) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. (c) The site investigation results and the detailed risk assessment (b) 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. (d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) 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 above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

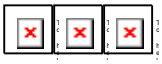
2. **Construction Noise Hours.** Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times. Monday - Friday 08:00 - 18:00 Hours Saturday 09:00 - 13:00 Hours Sundays and Bank Holidays no work permitted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

3. **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 Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction.

4. **Impact of traffic noise.** A scheme for protecting the proposed noise sensitive development from external traffic noise shall be 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 the ProPG: Planning & Noise – New Residential Development, 2017 and achieve the indoor ambient noise levels for dwellings specified in BS8233:2014.

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