From: planning@adur-worthing.gov.uk
Sent: 19 July 2022 13:18
To: planning@adur-worthing.gov.uk
Subject: Consultee Comments for Planning Application AWDM/1084/22

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 1:18 PM from Mrs Hannah Powell (hannah.powell@adur-worthing.gov.uk) on behalf of Environmental Health Public Health.

Application Summary

Reference:	AWDM/1084/22
Address:	Unit 2 Chartwell House 40 Chartwell Road Lancing Business Park Lancing West Sussex BN15 8TY
Proposal:	Proposed warehouse extension at rear, roof extension at front and recladding of the existing roof and first floor rendered section of the existing building.
Case Officer:	Hannah Barker

Click for further information

Comments Details

Comments:	With reference to the above application a Preliminary Ground Contamination Risk Assessment Report (ref. R15230 dated 15 June 2022) has been submitted. This assessment has identified the presence of complete pollutant linkages and an intrusive ground investigation (including soil gas monitoring) is recommended to allow a quantitative risk assessment to be undertaken. I agree with these recommendations and would request the following condition: 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 theLocal Planning Authority: (1) A site investigation scheme, based on Preliminary Ground Contamination Risk Assessment Report (ref. R15230 dated 15 June 2022) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. (2) The site investigation results and the detailed risk assessment (1) 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. (3) A verification plan providing details of the data that will be collected in order to

demonstrate that the works set out in (2) 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.

I would also recommend the applicants submits a 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 mitigatethe impact of construction upon the public highway (including the provision oftemporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works,
- methods to control dust from the site.

Kind regards