Gmail by Google

Planning - <planning@adur-worthing.gov.uk>

Consultee Comments for Planning Application AWDM/0126/20

1 message

planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk> 19 February 2020 at 14:59
To: planning@adur-worthing.gov.uk

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

Comments were submitted at 2:59 PM on 19 Feb 2020 from Miss Gabrielle Peak (gabrielle.peak@adur-worthing.gov.uk) on behalf of Environmental Health Public Health.

Application Summary

Reference: AWDM/0126/20

Address: 67 - 69 North Road Lancing West Sussex BN15 9AS

Proposal: Proposed ground floor rear extension with roof terrace over in connection with part ground floor conversion of existing shop to form 1 bedroom flat at rear. Alterations to existing shop front to provide separate shop and residential accesses. Alterations to doors and windows to rear elevation. New fire escape stairs to rear. Hip to half hip roof extension on north side roofslope with new windows at second floor plus rear dormer and 2no. front roof lights in connection with formation of studio flat at second floor. Associated car parking, cycle and bin store.

Case Officer: Hannah Barker

Click for further information

Comments Details

Comments: In reference on the application AWDM/0126/20 - please see below recommended conditions.

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.

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.

If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented. If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority.