Development Management – Delegated Officer Report

Application Number: AWDM/1646/16 **Recommendation: PRIOR APPROVAL NOT REQUIRED**

Site: Civic Centre, Ham Road, Shoreham-By-Sea

Proposal: Application for prior notification for demolition of existing two-storey office building and link

Date of Site Visit: 5 December 2016

Neighbours Checked: Consultation letters sent to neighbours although no formal requirement to do so

Additional neighbour notification: N

Proposal, Site and Surroundings:

The former Council buildings are now vacant, the ground floor being the last to be cleared of furniture, materials and filing which need to be taken elsewhere. There are residential buildings and a pub to the west but otherwise the site is surrounded by roads, commercial uses, a green space and a car park.

The proposal is for the demolition of the entire building.

The site visit confirmed that the relevant notice has been displayed which indicates that the building is intended to be demolished in February.

Supporting Information

A method statement/health and safety plan has been submitted with the application. This outlines the scope of works, site establishment, demolition, COSHH Assessment Library, Risk Assessment Library, Health and Safety Notes, Conclusion and Register. In response to a representation about working hours (see below) the agent has stated:

Our working hours on this project are: mon-fri, 8am-5pm latest. We do not envisage working at all on the weekends.

Consultations:

Environmental Health – full contamination condition required (subsequently confirmed verbally that this can be dealt with under the Section 80 notice)

I see the statement identifies Section 80 Demolition notification will need to be sent to the LA. This can be sent to [Environmental Health].

I would ask that they position any welfare units that have in built generators to the East of the welfare compound to minimise noise disturbance. Again the Concrete Crusher should be positioned to the North East of the site when the slab and other material is crushed so that noise and dust is minimised. An environmental permit is required to operate a concrete crusher. Please can we see a copy of this permit. I

would expect the crusher to operate to the permit conditions with all dust suppression connected and operating.

I note an asbestos survey will be undertaken and asbestos will be removed prior to demolition.

We will need to keep an eye on the condition of the road during the demolition process to ensure muck is not driven off site, particularly during the latter stages if the hard standing is dug out. This can be managed through wheel washing if necessary.

Can I add that if they are breaking out the concrete slab or working close to the boundary to remove the paving then they also consider vibration. Residents may notice existing cracks and mistakenly blame this on the demolition process.

Building Control

Thank you for including me in this consultation. Demolition in the Adur District falls under the Environmental Services remit so I'll leave [Environmental Health] to comment. I would however very much like the opportunity to be involved in any design team meetings etc and hope that my conversations...will lead to Keir's appointing us for Building Control Services so that we can work collaboratively on this.

Representations:

1 representation has been received requesting that advance notice is given of the hours of work, whether work will take place at weekends and the time frame expected for demolition works to begin/end.

Relevant Planning Policies:

National Planning Policy Framework (CLG 2012)

Planning Practice Guidance (CLG 2014)

Planning Assessment

The information submitted with the Prior Notification appears to be adequate for the purposes of part 11 of the GPDO. It is noted that the Section 80 Demolition Notice has not yet been submitted to the Council (Environmental Health deal with such notices in Adur) and it would appear that the comments of that section can also be considered under that Notice. The hours of working have been clarified by the agent.

Under the terms of part 11, it is not considered that any further details are required.

Recommendation

Prior Approval not required

Case Officer: [redacted] Date: 22/12/2016

Authorised by: [redacted] Date: 22/12/2016