From: planning@adur-worthing.gov.uk
Sent: 05 July 2022 10:30
To: planning@adur-worthing.gov.uk
Subject: Consultee Comments for Planning Application NOTICE/0014/22

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 05/07/2022 10:29 AM from Mrs Hannah Powell (hannah.powell@adur-worthing.gov.uk) on behalf of Environmental Health Public Health.

Application Summary

Reference:	NOTICE/0014/22
Address:	73 - 75 North Road Lancing West Sussex BN15 9AS
Proposal:	Application for permitted development for prior approval for change of use from offices (Use Class E) at first floor to 2no. one person one bedroom flats (Use Class C3).
Case Officer:	Peter Barnett

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Comments Details

Comments:	With reference to the above application I have the following comments. Internal noise With this specific proposal, commercial uses (of planning use Class E) will remain below the proposed residential dwelling. This planning use class allows a large range of potential uses to occupy these commercial units without the need for planning approval. To protect residential amenity and help future proof this development I would recommend the following condition: Construction work shall not commence until a scheme for protecting the proposed noise sensitive development from noise from the commercial unit below has been 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 be designed to achieve a minimum airborne sound insulation value of 50dB (DnTw+Ctr dB) for floors/ceilings. Following approval and completion of the scheme, a test shall be undertaken to demonstrate that the attenuation measures proposed in the scheme are effective and achieve the specified criteria. External noise It is noted that there is a car repair garage to the rear of this site, I have concerns

that noise from this use could negatively affecting amenity, I would recommend the following condition:

Construction work shall not commence until a scheme for protecting the proposed noise sensitive development from commercial noise has been 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 World Health Organisation community noise guidelines and achieve the indoor ambient noise levels for dwellings specified in BS8233:2014. The scheme should include full details of glazing and a strategy to prevent overheating. The noise level of any ventilation units when in use should not exceed the levels specified in BS8233:2014 and all duct work should be fitted on anti-vibration mounts. Following approval and completion of the scheme, a test shall be undertaken to demonstrate that the attenuation measures proposed in the scheme are effective and protect the residential unit from noise.

Asbestos
As this application seeks to convert commercial to residential, I would advise the following:

The owner(s) of any commercial property (warehouses, offices, etc.) built before 2000 are legally obliged to hold a copy of an asbestos register for each property. As this is being renovated to residential, the Council need to be satisfied that if any asbestos is present, it is either removed or suitably managed to minimise risk to human health as there is no safe threshold for asbestos exposure. A copy of the asbestos register - and any remedial strategy where appropriate – should be provided prior to works commencing.

Kind regards