From: planning@adur-worthing.gov.uk
Sent: 14 January 2022 14:19
To: planning@adur-worthing.gov.uk
Subject: Consultee Comments for Planning Application AWDM/2199/21

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 14/01/2022 2:18 PM from Mrs Hannah Powell (hannah.powell@adur-worthing.gov.uk) on behalf of Environmental Health Public Health.

Application Summary

Reference:	AWDM/2199/21
Address:	66 Old Fort Road Shoreham-By-Sea West Sussex BN43 5HA
Proposal:	Demolition of two storey house and replacement with a three storey, five bedroom house with first and second floor rear terraces. Widening of vehicular access, new boundary walls and sliding gate.
Case Officer:	Hannah Barker

Click for further information

Comments Details

Comments:	The Design and Access statement confirms mechanicalventilation with heat recovery and air source heat pump will be installed at the property. In addition, it is noted that this application includes a swimming pool but no details of any associated plant has been provided. As these features will require external plant I would recommend the following condition: Construction works shall not commence until a scheme is submitted to and approved by the local planning authority for attenuating all external fixed plant. The scheme shall have regard to the principles of BS 4142:2014+A1:2019 and ensure there is no detrimental impact to the nearest residential dwellings. A test to demonstrate compliance with the scheme shall be undertaken within one month of the scheme being implemented. All plant shall be mounted on anti-vibration mounts and maintained in accordance with manufacturers guidance and any future plant shall also meet the specified levels within the approved scheme. Given the proximity of this proposed development with existing dwellings I would advise the following conditions: Hours of work 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.

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

Pulverised Fuel Ash (PFA):
The developer should be aware that pulverised fuel ash (PFA) has been identified on Shoreham Beach. This is a potentially contaminative material, which can present as grey and ashy in nature or as small, black, coal-like deposits. It is the responsibility of the owner and developer to establish the extent of such material on the site and to carry out appropriate remediation where necessary.

Kind regards