Consultee Comments for Planning Application AWDM/1732/20

1 message

planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk> 28 October 2020 at 09:19
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 9:18 AM on 28 Oct 2020 from Miss Gabrielle Peak (gabrielle.peak@adur-worthing.gov.uk) on behalf of Environmental Health Public Health.

Application Summary

Reference: AWDM/1732/20

Address: 28 St Richards Road Southwick Brighton West Sussex BN41 1PA

Proposal: Demolition of existing garage outbuilding and erection of a new two storey house attached to No.28 with dormer to rear. New boundary wall. Removal of vehicle crossover.

Case Officer: Peter Barnett

Click for further information

Comments Details

Comments: In regards to AWDM/1732/20 - please see 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

If groundworks are proposed, 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 the
Local Planning Authority:

(1) A preliminary risk assessment which has identified: all previous uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site.
(2) A site investigation scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
(3) The site investigation results and the detailed risk assessment (2) 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.
(4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) 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.

Construction work shall not commence until a scheme for the protection of the existing neighbouring premises from dust has been submitted to and approved by the local planning authority. The scheme as approved shall be operated at all times during the demolition and construction phases of the development.