From: Bruce Reynolds
Sent: 13 November 2009 12:00
To: Peter Barnett
Subject: ADC/0270/09 Removal of condition 04 of permission ADC/0047/08 to enable general retail shop use (Class A1)

Dear Peter

I have now had the opportunity to review the above application and would make the following comments.

I have concerns about the adverse impact that this development is likely to have on both the flats above the shop and the neighbouring properties in terms of both noise and air quality. The applicant has not provided any data on the noise that is likely to be generated by at least 1000 extra vehicle movements per day, along with associated people noise (doors closing, car radios, talking, trolley noise, etc.). In addition, no indication is given of the likely hours of the shop, so no impact of the aforementioned, or deliveries, in the early morning/late night has been considered.

The applicant has similarly not provided information on likely plant. Such a shop will have air conditioning plant and refrigeration plant, which will have an adverse effect on the flats above.

The development is in a high traffic area (Noise Exposure Category 'C'), but has not been designated as an Air Quality Management Area, largely because properties are set far enough back from the road to allow dispersion of pollutants. The applicant has not considered the AQ impact of bringing 1000 extra vehicle movements much closer to residential premises.

Strictly speaking I would not say that the application had been properly made due to the absence of relevant information, but I would comment that I would need an acoustic report and an AQ report before a more comprehensive response can be made.

If you require any further information, please do not hesitate to contact me.

Yours sincerely

Bruce Reynolds
Senior Environmental Health Officer
Adur District Council

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