From: Nadeem Shad <nadeem.shad@adur-worthing.gov.uk> on behalf of Nadeem Shad
Sent: 06 April 2023 17:12
To: Peter Barnett
Subject: Re: AWDM/2136/20 - Town Hall Chambers, Shoreham

Flag Status: Flagged

Hi Peter,

The Noise Impact Assessment covers external traffic noise and concludes that this can be adequately mitigated. I agree with the conclusions and recommend the following as a condition to any permission granted.

The use hereby permitted shall include the sound insulation mitigation recommended in Sections 6.3, 6.4, 6.5 and 9.0 of the Environmental Noise Assessment ref J1482 prepared by Acoustic Associates Sussex Ltd and dated 27/09/2022, for protecting the proposed residential units from external noise.

I also recommend the following conditions to protect amenity.

Hours of construction

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.

CMP

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,
- the method of access and routing of vehicles during construction,
- HGV construction traffic routings shall be designed to minimise journey distance through the Councils Air Quality Management Areas (AQMA's),
- 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),
- methods to control dust from the site,
- a commitment to following BS5228:Code of Practice for noise and vibration control on construction and open sites,
- details of public and neighbour engagement both prior to and during construction works.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction.

There has been no assessment of the impact of noise from the operation of the ground floor commercial (A3) use on the proposed residential units, nor any external plant associated with the commercial unit. This must be looked at as the Agent of Change principle now enshrined in planning policy puts the responsibility for protecting new development from existing commercial noise sources firmly with the applicant.

There has also been no air quality impact assessment. The development lies within the Shoreham High Street Air Quality Management Area and as a result an Air Quality Impact Assessment and Emissions Mitigation Assessment (following the Sussex Guidance) must be provided. Mitigation should align with our new draft action plan.

Nadeem Shad (he/him)
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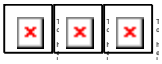

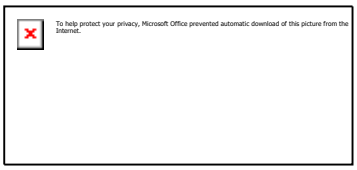

On Thu, 6 Apr 2023 at 11:25, Peter Barnett <peter.barnett@adur-worthing.gov.uk> wrote:

> Hi
>
> Please could I have your comments on the attached updated noise report?
>
> Permission was granted for this development in 2014 but the report has been updated since.
>
> Thanks
>
> **Peter Barnett**
> Principal Planning Officer, Planning & Development
> 01903 221310
> Adur & Worthing Councils

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