From: planning@adur-worthing.gov.uk
Sent: 07 January 2022 13:18
To: planning@adur-worthing.gov.uk
Subject: Consultee Comments for Planning Application AWDM/2233/21

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 07/01/2022 1:17 PM from Mrs Hannah Powell (hannah.powell@adur-worthing.gov.uk) on behalf of Environmental Health Public Health.

Application Summary

Reference:	AWDM/2233/21
Address:	Sunshine Day Nursery 6 Tarmount Lane Shoreham-by-sea West Sussex BN43 6DA
Proposal:	Approval of Details Reserved by Conditions: Condition 13 - Construction Management Plan; Condition 18 - Ground Contamination Risk Assessment of approved application AWDM/1774/19.
Case Officer:	Hannah Barker

Click for further information

Comments Details

Comments:	With reference to the above application for the approval of condition 13 - Construction Management Plan and Condition 18 - Ground Contamination Risk of approved application AWDM/1774/19, I have the following comments. Condition 13 A Construction Management Plan (dated 21/11/2021) has been submitted with this application, this is a reasonable document, but I do require some additional information and clarification. -A site plan should be provided showing the proposed location of the solid hoarding, sheeted scaffolding, waste storage area, equipment storage area, delivery point etc -Will any generators be required at the site during these works? If required please mark the location on the site plan and provide information about the hours of use and the mitigation that will be in place to reduce noise disturbance. -Reversing alarms should be of white/broadband noise -Any stockpiled material should be covered or damped down to prevent wind blown dust, particularly as elevated levels of contamination have been identified at this site. -Regular dust monitoring around site boundary should be undertaken to ensure

dust is not crossing the boundary
-The Construction Management Plan notes noise and vibration will be monitored. Please could more detail be provided about how these will be monitored?
-Liaison with neighbours is noted in the Construction Management plan, I would advise a letter drops with key dates of particularly noisey/dusty activities and relevant contact details and also a notice board on hoarding with site contact number.
-The Construction Management Plan notes working hours. We normally advise a start time of 09:00hrs on Saturdays.

Condition 18
A Preliminary Site Investigation and Risk Assessment Report (ref. J14427, dated 10 June 2020) and Remedial Strategy has been submitted with this application. The Site investigation identified elevated levels of lead, B(a)P, TPH and asbestos within the made ground. However, the risk to future site users is considered to be low as the surface of the site will be capped or covered with buildings, breaking the pathway. As the majority of the elevated concentrations of TPH appear to be in the heavier carbon fractions, vapour risk is considered to be negligible.

The submitted reports do not appear to include all the borehole logs or the laboratory results. Please could this information be provided?

There is still a question over the potential underground fuel storage tanks at the site. Elevated levels of TPH have been identified in one area where a fuel tank may have been located. The petroleum officer at WSCC does not appear to have been approached concerning these potential tanks, as WSCC may hold information concerning their existence/ decommissioning, I would expect them to be contacted. In addition no GPR scan appears to have been undertaken at the site.

A Remediation Strategy has also been submitted with this application. This strategy suggests that further sampling will be undertaken following site clearance works in possible tank areas. Will GPR scans be undertaken during these further investigations?

Following on from these further investigations I would expect an updated report detailing the findings of the additional investigations and updated remedial strategy to be submitted. Following any remedial works a validation report should be submitted to demonstrate the specified works have been undertaken.

I agree that a watching brief should be maintained during all excavations.

Kind regards