
From: planninginfo@midsussex.gov.uk
Sent: 26 April 2023 12:21
To: planninginfo
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/23/0140

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 26/04/2023 12:20 PM from Mr Nick Bennett on behalf of Environmental Protection.

Application Summary

Reference: DM/23/0140

Address: 68 - 70 Church Walk Burgess Hill West Sussex RH15 9AS

Proposal: Redevelopment of an existing two storey commercial building to create a four storey mixed use building. Through the addition of new floors over the existing building footprint (with partial demolition of the existing 1st floor) to accommodate 10 No. flats over the top three floors, retaining the exiting commercial/retail use at ground floor.

Case Officer: Andrew Watt

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Comments Details

Comments: This application is for a town centre location with licensed premises and retail premises nearby. Residential amenity could be affected by early morning deliveries and late noise activity (people noise) from the night-time economy. Mixed use could mean internal noise from any lifts, deliveries or commercial activity. In order to mitigate against this, I recommend a soundproofing condition, as well as a construction hours condition to protect all neighbouring residents: Construction hours: Works of construction or demolition, including the use of plant and machinery, as well as any delivery or collection of plant, equipment or materials for use during the demolition/construction phase 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/Public Holidays no work permitted

Soundproofing (Environmental Noise): No development shall take place until a scheme for protecting the noise sensitive units from noise (including internal sources such as lifts or commercial noise, as well as external noises) has been submitted to, and approved in writing by, the local planning authority. The scheme shall be in accordance with the current Planning Noise Advice Guidance for

Sussex, and shall include an Acoustic Design Statement in line with the recommendations of ProPG: Planning & Noise Professional Practice Guidance on Planning & Noise 2017 and shall ensure that internal and external noise levels are in accordance with BS 8233 2014: Guidance on Sound Insulation and Noise Reduction for Buildings. Where the internal noise levels will be exceeded by more than 5dB with windows open, then the applicant shall submit details of an alternative means of ventilation with sufficient capacity to ensure the thermal comfort of the occupants with windows closed. All works that form part of the scheme shall be completed before the noise sensitive development is occupied. Deliveries (Operational): No commercial goods or commercial waste shall be loaded or unloaded within the application site outside the hours 07:00 - 18:00 Hours Monday – Friday, 09:00 - 13:00 Hours, Saturday, no work permitted on Sundays or Bank/Public Holidays.

Reasons – To accord with MSDC Policy DP29: Noise, Air and Light Pollution
26.04.23
Nick Bennett
Environmental Protection

Kind regards