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Sent: 14 January 2025 15:39:34 UTC+00:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/24/3051

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 14/01/2025 3:39 PM from Mr Nick Bennett on behalf of Environmental Protection.

Application Summary

Reference:	DM/24/3051
Address:	Highfields West Hill East Grinstead West Sussex RH19 4DL
Proposal:	Demolition of existing dwelling and the erection of a care home (Class C2) and a separate building with additional care units (Class C2).
Case Officer:	Joanne Fisher

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Comments Details

The proximity of the site to residential premises has potential to affect residential amenity by way of noise disturbance from the construction phase, plant & machinery and deliveries. Environmental Protection is satisfied that this can be controlled by way of condition such that it would not lead to any significant adverse noise impacts.

Comments: An air quality condition is also required to mitigate against any adverse impact from vehicular traffic.

I therefore recommend the following conditions:

Conditions:

Construction hours: 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/Public Holidays no work permitted

Air Quality: Prior to the opening of any residential part of the development hereby permitted, the details of a scheme of mitigation measures to improve air quality relating to the development shall be submitted and approved in writing by the Local Planning Authority. The scheme be in accordance with, and to a value derived in accordance with, the Air quality and emissions mitigation guidance for Sussex which is current at the time of the application. All works which form part of the approved scheme shall be completed before any part of the development is occupied and shall thereafter be maintained in accordance with the approved details.

Informative – In order to ensure approval, we strongly recommend that the above scheme is agreed in advance with the Council's Air Quality Officer.

Deliveries and collections: No deliveries or collections of commercial goods or waste outside the following hours:

Mon to Fri 07:00 to 21:00 hours

Sat 08:00 to 18:00 hours

Sun and Public Holidays: none permitted

Plant & Machinery (mechanical and electrical) : Unless otherwise agreed in writing, noise associated with fixed plant and machinery located at the development shall be controlled such that the noise Rating Level shall not exceed the background noise level LA90,(T) at any premises used for residential purposes surrounding the site, when assessed in accordance with BS 4142:2014+A1(2019).

Reasons: To protect the amenity of neighbouring residents and to accord with Policy DP29 of Mid Sussex District Plan.

Kind regards