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Sent: 03 June 2025 17:03:56 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/24/2957

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 03/06/2025 5:03 PM from Mr Nick Bennett on behalf of Environmental Protection.

Application Summary

Reference:	DM/24/2957
Address:	The Prince Albert Copthorne Bank Copthorne Crawley West Sussex RH10 3QX
Proposal:	Sever existing land to retain existing public house use and area of pub garden and erect a convenience store and 4 no. apartments with associated works, including alterations to the existing vehicular access and car park (Amended plans and retail justification received 1 May 2025)
Case Officer:	Andrew Watt

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Comments Details

Comments:	The proposed development is close to existing residential dwellings. Should planning permission be granted, given the potential for construction phase and operational activities to negatively impact the amenity of existing residents, Environmental Protection recommends conditions to control noise and disturbance from this development.
	Conditions: Construction hours: Works of construction, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times: Monday to Friday 08:00 - 18:00 hours

Saturday 09:00 - 13:00 hours
Sundays and Bank/Public Holidays: no work permitted.

Deliveries (Construction Phase): Deliveries or collection of plant, equipment or materials for use during the construction phase shall be limited to the following times:

Monday to Friday: 08:00 - 18:00 hours

Saturday: 09:00 - 13:00 hours

Sunday & Public/Bank holidays: None permitted

Deliveries (Operational): Deliveries or collections of commercial goods or waste shall be made with vehicle refrigeration (where applicable) switched off, and shall be limited to the following times on any day:

07:00 – 20:00 hours

Construction Environmental Management Plan: Prior to the commencement of the development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall include amongst other matters details of measures to control noise or vibration affecting nearby residents; artificial illumination; dust control measures; pollution incident control and site contact details in case of complaints. The construction works shall thereafter be carried out at all times in accordance with the approved Construction Environmental Management Plan, unless any variations are otherwise first submitted to and approved in writing by the Local Planning Authority.

Plant Noise (Operational) – An acoustic screen shall be installed in accordance with the recommendation made in the NSL Plant Noise Impact Report 92419, section 7.1 and the rating level of the noise emitted from fixed plant and equipment (mechanical and electrical) located at the site shall not exceed 39 dB LAeq (daytime) and 31 dB LAeq (night time) at any premises used for residential purposes surrounding the site when assessed in accordance with BS 4142:2014+A1(2019).

Reasons – To accord with DP29

Kind regards