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My Ref: CDA/18/1603  
Date 03 April 2020

Contact: Mr G Lyon

Mr Mawer  
Lucas & Western Architects Ltd  
21 Town Green  
Wymondham  
NR18 0PN

Dear Mr J Mawer

**Discharge of conditions 4 (site hoarding), 6 (environmental management plan), 9 (site parking), 10 (construction management plan & access) and 12 (surface water management) of planning permission PF/18/1603  
1 High Street, Sheringham**

Thank you for your application to discharge the above planning conditions. My sincerest apologies for the delay in providing you with this response and any inconvenience this may have caused. My team have been carrying a few vacancies for a while and whilst we are seeking to recruit to fill these vacancies we are doing all that we can to try to clear the current backlog.

Your submissions included:

- an application form,
- covering letter dated 07 Jan 2020 with written text in relation to each condition,
- a Method Statement - Demolition dated 01 Nov 2019 from A.W. Burton of Thomas Bros Excavations (Luton) Ltd;
- Plan - Drawing Number: C-400 Rev.P2 'S0 - Work in Progress' by Rossi Long Consulting dated 13/11/18; and
- Annotated plan titled 'Rossi Long Drainage Comments 2/3/18'

For ease of reference I will respond in relation to each of the above conditions. Norfolk County Highways and the Councils Environmental Protection Team have both been consulted.

**Condition 4 (Site Hoarding)**

The purpose of Condition 4 was to agree precise details of site hoardings (inclusive of height design and colour) so that appropriate hoarding is put in place not only for safe operation of the site but also to ensure an appropriate visual appearance given the sites location on the edge of Sheringham Conservation Area.

The Environmental Protection Team have commented on your submitted details and I have attached their response in full with this letter as this provides a good degree of detail that may be helpful.

In essence the Environmental Protection Team consider that Solid hoarding (e.g. timber) should be utilised for the site perimeter instead of the proposed Heras fencing, in order to provide better noise mitigation, ensure public safety and prevent detrimental appearance post-demolition. I am minded to agree with their conclusions and think this would also have a better visual appearance within the Conservation Area.

As such I am not able to discharge condition 4 at this time but, if you can revise your proposals in accordance with the recommendations of the Environmental Protection Team, then I will be able to confirm discharge of this part of the condition in relation to proposed details of the hoarding to be agreed.

Please see summary section in terms of suggested way forward.

#### **Condition 6 (Environmental Management Plan)**

The purpose of Condition 6 was to agree an Environmental Management Plan for the site focusing specifically on i) materials and waste storage and ii) dust and noise suppression techniques. This is to ensure that there are adequate measures in place during demolition and construction.

The Environmental Protection Team have commented on your submitted details and I have again attached their response in full with this letter as this provides a good degree of detail that may be helpful.

In essence the Environmental Protection Team have requested some further clarifications confirming:

- Waste receptacles are to be covered when not in use, in order to prevent the escape of waste from the site
- Details of the make and model of the dust suppression canon to be utilised, in order to allow the Local Authority to assess its suitability and noise potential
- Details of the make and model of the 360° excavator and any other plant or noisy machinery to be utilised, in order to allow the Local Authority to assess their suitability and noise potential.

As such I am not able to discharge condition 6 at this time but, if you can revise your proposals in accordance with the recommendations of the Environmental Protection Team and provide the requested information then I will be able to have this reviewed in order to be able to confirm discharge of this part of the condition in relation to proposed details within the Environmental Management Plan.

Please see summary section in terms of suggested way forward.

#### **Condition 9 (site parking)**

The purpose of Condition 9 is to agree a parking scheme for construction workers during the construction period. You have indicated that site parking is to occur within the construction compound (existing car park) but the Highway Authority have indicated that they 'would need a plan which details the parking provision and the compound layout to ensure the functionality of both elements'.

As such I am not able to discharge condition 9 at this time but if you can please provide the details requested by the Highway Authority and I will be able to have this reviewed in order to be able to confirm discharge of this part of the condition.

Please see summary section in terms of suggested way forward.

#### **Condition 10 (construction management plan & access)**

The purpose of Condition 10 is to agree a Construction Traffic Management Plan and Access Route (to also incorporate adequate provision for addressing any abnormal wear and tear to the highway).

Whilst you have included text within your covering letter setting out various aspects, the Highway Authority have stated that they would wish to see 'a plan of the route to the site to ascertain if this is acceptable prior to placing any signs directing traffic to the site. This plan

would also need to highlight the location of the vehicle holding area for the demolition phase of the development, noting the stop/go arrangement proposed'.

Please also note the comments from the Environmental Protection Team in their attached comments.

As such I am not able to discharge condition 10 at this time but if you can please provide the details requested by the Highway Authority and I will be able to have this reviewed in order to be able to confirm discharge of this part of the condition.

Please see summary section in terms of suggested way forward.

### **Condition 12 (Surface Water Management)**

The purpose of Condition 12 is to agree details of proposed surface water disposal from the building. Your covering letter does not refer to this condition and so presume you rely on submission of the two documents/plans by Rossi Long.

Anglia Water were consulted and have responded but appear to have misunderstood the details submitted due to an admin error. I will re consult them in respect of these two plans and we can pick this up with the suggested way forward below.

### **Summary**

Whilst I am not able to confirm discharge of the above conditions at this time, given the passage of time since submission and in the spirit of cooperation, if you can please submit the requested information then I can have this reviewed and provide a response within this discharge of condition application rather than requesting a new application from you. I hope this can save you time and the cost of a new condition discharge fee.

If you can please give me an indication when you would be able to provide the requested information, I can then ensure our files are kept up to date.

Yours sincerely

A handwritten signature in black ink, appearing to read 'G J Lyon', written in a cursive style.

**Mr G Lyon**  
Major Projects Manager

(01263) 516226  
geoff.lyon@north-norfolk.gov.uk

**Application Ref:** CDA/18/1603 - Discharge of conditions 4 (site hoarding), 6 (environmental management plan), 9 (site parking), 10 (construction management plan & access) of planning permission PF/18/1603

**Site Address:** Former Shannoeks Hotel, 1 High Street, Sheringham, Norfolk, NR26 8JP

**Consultee/Service Area:** Environmental Health

**Officer Name and Position:** James Mills / Environmental Protection Officer

**Date of response:** 20 February 2020

<b>Support</b>	<input type="checkbox"/>	<b>No Objection subject to Conditions</b>	X	<b>Objection</b>	<input type="checkbox"/>	<b>No Comment*</b>	<input type="checkbox"/>
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**\*Application to be determined in accordance with the Development Plan and any other material planning considerations and other statutory duties.**

**Response:**

I have considered the information provided with this application to discharge conditions 4 (site hoarding), 6 (environmental management plan), 9 (site parking), and 10 (construction management plan and access) of planning permission reference PF/18/1603, and have the following comments to make.

The conditions most relevant to Environmental Health in this instance are Conditions 4 (site hoarding) and 6 (environmental management plan – including details of waste management, noise and dust suppression). It is considered that Conditions 9 and 10 will primarily fall under the remit of Norfolk County Council's Highways department – it is my understanding that Darren Mortimer of NCC Highways has requested further information regarding parking provision, the compound layout, and details of the traffic route and holding areas, in order to inform his response regarding these conditions.

**Condition 4 (Site Hoarding)**

It has been stated in the submitted 'Supplementary Information' document that scaffolding fully enclosed with debris netting will be erected around the site prior to demolition taking place, in order to ensure the protection of workers, the public and surrounding properties from any potential falling debris. It is understood that this scaffolding will cover the full height of the building, but will be reduced in height at the southwest section of the building to match the lower height of this part of the building, as stated in the provided 'Method Statement'. There are no concerns regarding this.

It is also proposed that metal Heras type fencing at a height of 2.2 metres will be erected around the Chequers car park (which it is intended will be used as a construction compound for storage of equipment, waste receptacles, welfare unit, etc.) and the northern and western elevations of the Shannoeks building to be demolished. It is stated that this fencing will form a perimeter around the erected scaffolding, with an "access space" of approximately 2 metres in width formed between the fencing and scaffolding surrounding the site. This will presumably necessitate some encroachment on the highway at High Street, and I would query how this might affect access arrangements for the site – please see my comments below under subheading 'Condition 10' for more on this.

It is considered that a solid hoarding of e.g. timber construction would be preferable (see Photo 1 below as example) rather than the proposed Heras type fencing. This would provide a hard border around the site, and would better ensure that the hoarding serves its functions of ensuring separation between the site and surrounding publically accessible areas (in the interests of both public safety and prevention of unauthorised access), and mitigating the impact of noise and dust associated with the works, as well as providing a tidier appearance following completion of the demolition works, so as not to detriment the appearance of this prominent part of the town. We would therefore request that solid hoarding is utilised to form the site perimeter rather than Heras fencing.



**Photo 1.** Example of solid hoarding

**Condition 6 (Environmental Management Plan – waste, noise, dust, etc.)**

The details submitted in the ‘Supplementary Information’ and ‘Method Statement’ documents regarding the Environmental Management Plan cover the following:

Waste

It has been stated that bins/skips will be located in the existing car park/site compound, and that there will be separate waste receptacles for different sorts of materials, with waste to be sorted accordingly for recycling purposes after being separated by hand. The waste will then be taken to local licensed disposal facilities with full waste transfer notes and documentation to be retained at head office.

There are no concerns regarding waste arrangements at the site. However, we would request that waste receptacles are to be covered when not in use, in order to prevent the escape of waste from the site.

### Dust Suppression

It has been stated that a water canon is to be utilised in order to radiate mist to suppress dust associated with the demolition works, by causing airborne particles to congeal and fall to ground level.

This is welcomed as a measure to prevent the spread of dust from the site, which might otherwise cause nuisance or adverse health impacts for the occupants of surrounding properties and members of the public. However, it is requested that details are provided of the make and model of the dust suppression canon to be used for this purpose, to allow the local authority to assess the potential for noise associated with the equipment.

### Demolition Plant/Machinery & Noise

It has been stated that all demolition machinery is to conform to European standards for noise emissions during use. Reference is not made to specific standards, however it is assumed that the European standards referred to are the Outdoor Noise Directive 2000/14/EC (OND) and as amended by Directive 2005/88/EC, Regulation (EC) No 219/2009 and Regulation (EU) 2019/1243 (for more information, see [https://ec.europa.eu/growth/sectors/mechanical-engineering/noise-emissions\\_en](https://ec.europa.eu/growth/sectors/mechanical-engineering/noise-emissions_en)). Although the United Kingdom has now left the European Union, it is understood that these standards continue to be of relevance for the time being, and as such machinery employed for the demolition should be in compliance with these standards. Equipment should also be operated in accordance with best practice guidance for noise reduction and vibration control as set out in BS 5228-1:2009 +A1:2014.

It is understood from the 'Method Statement' that the primary plant used for the demolition of the structure of the building (following the internal strip of the building largely by hand) will be a 360° excavator fitted with a grab attachment. It is requested that details are provided of the make and model of the excavator and any other relevant plant machinery to be utilised, in order to allow the local authority to assess the potential for noise associated with the equipment. Any plant and equipment used should be appropriately silenced as far as practicable to mitigate noise disturbance to surrounding occupants.

With regards to working hours, it is stated in the 'Method Statement' that these will be 8am – 5pm, Monday to Friday; and 8am – 1pm on Saturday. These are largely consistent with the working hours conditioned in the Section 81 Notice approving the demolition which was issued to Huddies Ltd. (site owner) and Thomas Bros. Excavations (Luton) Ltd. (demolition contractor) by North Norfolk District Council on 16<sup>th</sup> December 2019, which are 8am – 6pm, Monday to Friday; and 8am – 1pm on Saturday, with no work at all on Sundays or Bank Holidays. No demolition or construction works should take place outside of these approved working hours.

### **Condition 10 (Construction Management Plan & Access)**

Taking into consideration the likely width of the scaffolding surrounding the northern and western elevations of the building, together with the stated 2 metre wide space between the scaffolding and its surrounding fencing/hoarding, this will presumably encroach on the greater part of the width of the adjacent road High Street, which sits to the west and north of the building (see Fig. 1 below, which roughly shows the assumed extent of scaffolding and hoarding, based on the information provided).



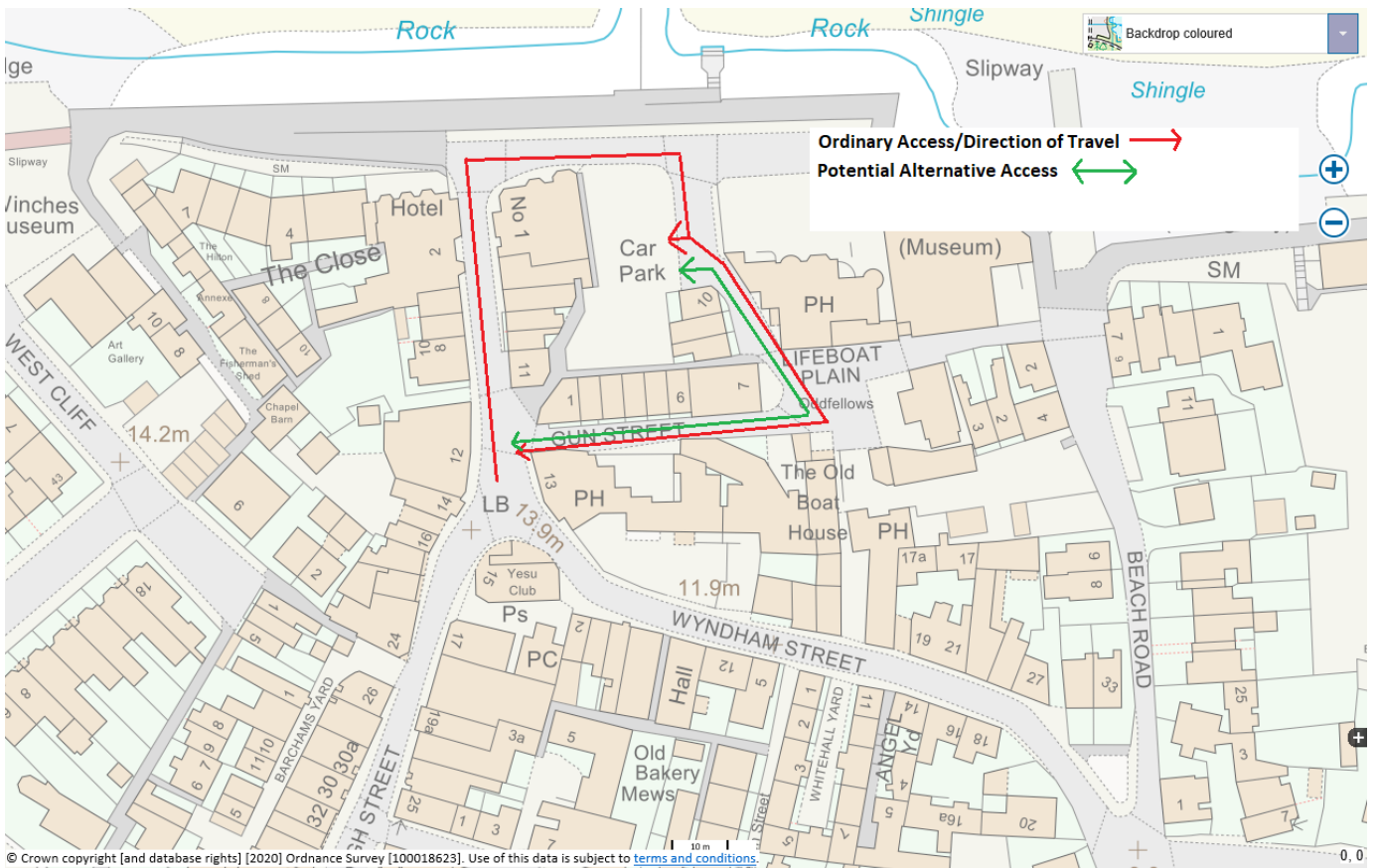
**Figure 1.** Rough depiction of the assumed extent of proposed scaffolding and fencing/hoarding, partially encroaching on High Street

It is not entirely clear how this might affect or interact with the vehicular access arrangements for demolition/construction traffic coming to the site, e.g. for purposes of waste removal. Having consulted Google Maps and its street view imagery, it appears that if access to the site car park/compound is not possible via High Street and the Promenade, then the only other potential access will be eastwards via narrow Gun Street (off High Street) heading down to Lifeboat Plain and then north to the car park/compound. Heading eastwards down Gun Street would ordinarily not be permitted by the existing 'No Entry' signage at the entrance to the road from High Street (see Fig. 2 below), as it is intended as forming part of a one way system that loops from High Street around the Promenade, Lifeboat Plain and then down Gun Street.



**Figure 2.** 'No Entry' signage at the entrance to Gun Street from High Street

However it might be possible to make arrangements with NCC Highways for temporary alteration to this one way system in order to permit access to the compound (see Fig. 3 below), given that the northern section of High Street and the Promenade will presumably not be open to normal vehicular traffic during the works taking place anyway.



**Figure 3.** Potential alternative access route to the Chequers car park site compound, if High Street/Promenade is inaccessible due to hoarding and if arrangements can be made with NCC Highways

Alternatively, it may be possible to acceptably reduce the width of the “access space” between the erected scaffolding and its surrounding perimeter fencing, such that there is less encroachment onto High Street and an acceptable width for vehicles to still be able to access the car park/compound via High street and the Promenade.

This will primarily be for the NCC Highways to consult on, however I thought this to be an issue worth raising and clarification regarding this would be appreciated.

### Summary

To summarise, the submitted details are generally considered to be satisfactory, however we would request the following prior to discharge of conditions 4 and 6:

- Solid hoarding (e.g. timber) to be utilised for the site perimeter instead of the proposed Heras fencing, in order to provide better noise mitigation, ensure public safety and prevent detrimental appearance post-demolition



- Waste receptacles to be covered when not in use, in order to prevent the escape of waste from the site
- Details to be provided of the make and model of the dust suppression canon to be utilised, in order to allow the local authority to assess its suitability and noise potential
- Details to be provided of the make and model of the 360° excavator and any other plant or noisy machinery to be utilised, in order to allow the local authority to assess its suitability and noise potential
- Clarifications to be provided regarding the proposed vehicle access arrangements to the site compound