
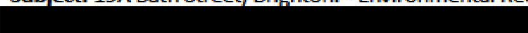




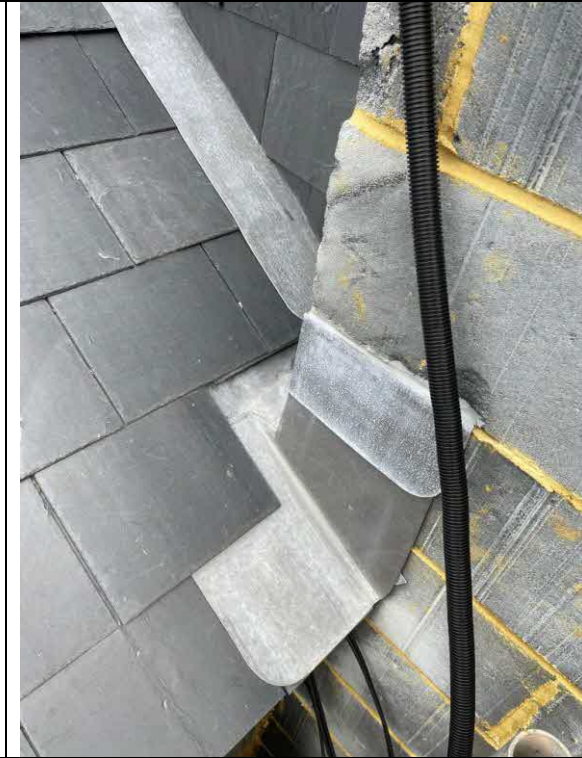
CONDITION NUMBER		FURTHER INFORMATION	SUPPORTING PHOTOGRAPH/DOCUMENT
<p>3 (i) The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority:</p> <p>(a) a desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2001 - Investigation of Potentially Contaminated Sites - Code of Practice; and, unless otherwise agreed in writing by the Local Planning Authority,</p>	<p>This condition was discharged BH2018/00403.</p>	<p>It was not possible to undertake any further intrusive investigation until the building could be demolished.</p>	
<p>(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2001; and, unless otherwise agreed in writing by the Local Planning Authority,</p>	<p>The Ashdown Site Investigation report identified the following potential sources of contamination on the site:</p>		
	<ul style="list-style-type: none"> • Made Ground associated with levelling works in the rear garden area. 	<p>The site was solid chalk with no made ground found.</p>	
	<ul style="list-style-type: none"> • Domestic garage on site. 	<p>The owner put a tray under their car which had an oil leak</p>	

	<ul style="list-style-type: none"> • Former petrol filling station immediately adjacent to the northeast. 	<p>In addition to the Ashdown Site Investigation report we submitted additional information obtained from East Sussex Fire and Rescue Service relating to the former garage operating at 19A Bath Street, which is now known as 18A Bath Street.</p> <p>This is possibly where some confusion lies.</p> <p>There was no record of any further tanks on the site of 19 Bath Street and none were found.</p>	<p>Subject: 19A Bath Street, Brighton. - Environmental Request  Date: 05/01/2018, 13:03 </p> <p>Please find attached the result of our search on the above premises, a hard copy will follow via snail mail as will an invoice.</p> <p>This is an interesting premises owned and run by the same individual for many years up until his recent demise.</p> <p>He carried out all of his own maintenance and his facilities were substantially out of date when his licence was relinquished in 2006.</p> <p>He remained with the business into the early 2000s even through ill health, although there was little or no activity during this period.</p> <p>I hope the information is sufficient for your needs, our dealings with the site in recent years mainly revolved around neighbourly concerns and the individuals welfare.</p> <p>This E Mail is sent to expedite the request process.</p> <p>Regards </p> <p>This message is intended for the use of the addressee(s) only and may contain confidential or privileged information. Any views or opinions expressed in this e-mail or any files attached are those of the sender and may not represent the views of East Sussex Fire & Rescue Service. If you have received it in error please notify the sender and destroy it. You may not use it or copy it to anyone else. E-mail is not a secure communications medium, please be aware of this when replying. Although East Sussex Fire & Rescue Service has taken steps to ensure that this e-mail and any attachments are virus free, we can take no responsibility if a virus is actually present and you are advised to ensure that the appropriate checks are made.</p>
<p>(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include the nomination of a competent person to oversee the implementation of the works. (ii) The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by the competent</p>		<p>There were no remedial works required as nothing was found.</p>	

<p>person approved under the provisions of (i) (c) above that any remediation scheme required and approved under the provisions of (i) (c) above has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:</p> <ul style="list-style-type: none"> a) as built drawings of the implemented scheme; b) photographs of the remediation works in progress; and c) certificates demonstrating that imported and/or material left in situ is free from contamination. <p>Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under (i) (c).</p> <p>Reason: As this matter is fundamental to the acceptable delivery of the permission to safeguard the health of future residents or occupiers of the site and to comply with policy SU11 of the Brighton & Hove Local Plan.</p>			
<p>4 No development above ground floor slab level of any part of the development hereby permitted shall take place until samples of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority, including (where applicable):</p>			

a) samples of all brick, render and tiling (including details of the colour of render/paintwork to be used)



Natural slate tiles with lead flashings



b) samples of all cladding to be used, including details of their treatment to protect against weathering

Natural slate vertical cladding to second floor showing lead flashing



		<p>First coat of sand/cement render being applied to match 18A Bath Street, painted white. (scaffold had to be removed to enable UKPN to install new power supply, and was then re-erected)</p>	
		<p>Flat roof was a Bauder single ply membrane to match the slate.</p>	
<p>c) samples of all hard surfacing materials</p>		<p>Concrete forecourt was relaid upon completion</p>	
<p>d) details of the proposed window, door and balcony treatments</p>		<p>Details were submitted with application BH2018/00403</p>	
<p>e) samples of all other materials to be used externally</p>		<p>Not applicable</p>	

6. Prior to first occupation of the development hereby permitted a scheme for the storage of refuse and recycling shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

During the period of construction, communal bins for refuse and recycling were installed in Bath Street. We consulted with BHCC refuse/recycling team and they confirmed that there was capacity for our premises and this was agreed with Building Control.

The screenshot shows the Brighton & Hove City Council website's 'Check your bin and box collection days' page. The page header includes the council logo and a 'What's this?' link. The main heading is 'Check your bin and box collection days'. Below this, it says 'Showing collection dates for:' followed by the address '18A Bath Street, Brighton, BN1 3TB' and a 'Change address' link. There are three green boxes representing different bin types: 'Recycling', 'Rubbish', and 'Garden Waste'. Each box contains instructions on how to use communal bins and when they are emptied. The 'Garden Waste' box highlights the next collection date as 'Friday 15 July' in 7 days time, with a link to 'Set your Garden Waste calendar (PDF)'. At the bottom of the page, there is a 'Report a missed collection' button.

Subject: RE: 19 Bath street BN1 3TB 2018/0495/DOMFP

Date: 11/07/2022 12:14

Thank you for the confirmation, I am happy for you to use the communal bins for the waste provision.

Kind Regards

www.brighton-hove.gov.uk

Our Customer Promise to you

We will make it clear how you can contact or access our services | We will understand and get things done | We will be clear and treat you with respect

Sent: 11 July 2022 08:58

Subject: 19 Bath street BN1 3TB 2018/0495/DOMFP

This email originates from outside of Brighton & Hove City Council. Please think carefully before opening attachments or clicking on links.

Good mornin

Sean has confirmed in his email below that we may use the on street containers, therefore we will omit the bin store.

Many thanks,

This email contains confidential information, solely for the person/organisation intended. If you received it in error, please contact the sender right away and do not copy this email for any purpose, or disclose its contents to any person. The contents of an attachment to this email may

contain software viruses which could damage your own computer system. While Evolution has taken every reasonable precaution to minimise the risk, we cannot accept liability for any damage which you sustain as a result of software viruses. You should carry out your own virus checks before opening the attachment.

----- Forwarded Message -----

Subject: RE: 19 Bath street BN1 3TB 2018/0495/DOMFP

Date: Mon, 11 Jul 2022 06:58:14 +0000

Good morning

This will be ok for the residents to use the on street refuse and recycling containers from the 3 flats from the above location

Regards

Our customer promise to you

We will make it clear how you can contact or access our services | We will understand and get things done | We will be clear and treat you with respect



Sent: 08 July 2022 16:50

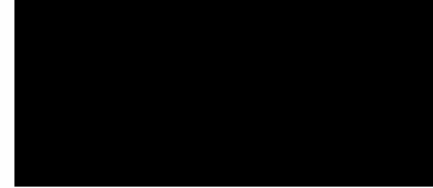
Subject: 19 Bath street BN1 3TB 2018/0495/DOMFP

This email originates from outside of Brighton & Hove City Council. Please think carefully before opening attachments or clicking on links.

Hello

At the time of our building regulations application there were door step refuse collections in Bath Street, and now there are communal refuse bins.

Our development comprise 3 flats (2no. 1b2p and 1no. 2b3p flats) and replaces a 2b4p flat above 2no. separate garages. Will there be sufficient space in the on street containers for our development?
Thank you.



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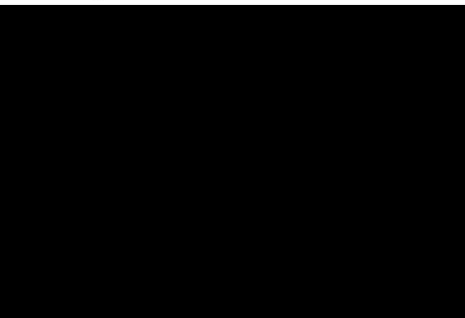
Subject:RE: 19 Bath street BN1 3TB 2018/0495/DOMFP
Date:Fri, 8 Jul 2022 15:19:38 +0000



Good Afternoon [REDACTED]

[REDACTED] is correct, you should obtain confirmation from the refuse/recycling team as to whether the use of the communal bins are suitable for this dwelling. You should then send the confirmation on to our for our records.

Kind Regards



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We will make it clear how you can contact or access our services | We will understand and get things done | We will

be clear and treat you with respect

Sent: 08 July 2022 16:04

Subject: RE: 19 Bath street BN1 3TB 2018/0495/DOMFP

Good afternoon.

Do check with the refuse/recycling team.

I've also included this email above.

She was the inspector for this project for you.

I'm not sure if this is a building control issue. I'll let her answer that.

Thanks.

Due to the current COVID 19 situation I will be working from home. I will aim to respond to your enquiry within 1 to 3 working days. If a site inspection is requested we aim to respond within 1 working day. We are trying to keep business going as best we can in the current circumstances and ensure the safety of everyone involved. Thank you and keep safe

If you would like to make an application on line you can use our Submit-a-Plan facility by following this link:
<http://www.submitaplan.com/>

If you would like to make a payment on line for a Building Control service please follow this link:
www.brighton-hove.gov.uk/paybuildingregs

Sent: 08 July 2022 16:00

Subject: 19 Bath street BN1 3TB 2018/0495/DOMFP

This email originates from outside of Brighton & Hove City Council. Please think carefully before opening attachments or clicking on links.

Good afternoon,

As we reach completion of this project, we now note that Bath Street has communal refuse bins, rather than collection from the door as at the time of our application.

Does this mean that we are no longer to provide a refuse store at the front of the site. It would not be used if doorstop collections have ceased.

Below is confirmation from your website that this is the case.

I look forward to hearing from you.

Kind regards,

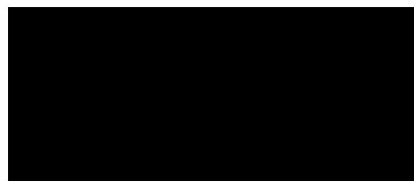
Brighton & Hove City Council
What's this? Help improve the site please give feedback

Check your bin and box collection days

Showing collection dates for:
18A Bath Street, Brighton, BN1 3TB [Change address](#)

Recycling	Rubbish	Garden Waste
Please use communal bins for your Recycle. We empty communal bins when they are full. We don't empty them on a fixed schedule.	Please use communal bins for your Refuse. We empty communal bins when they are full. We don't empty them on a fixed schedule.	If you've signed up for garden waste collections, your next collection will be: Friday 15 July In 7 days time Get your Garden Waste calendar (PDF)

[Report a missed collection](#)



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