Adur District Council

Development Management

Mr James Bastable
DKA
The Mal House
17-20 Sydney Buildings
Bath
BA2 6BZ

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/0874/15

Details of Development
CONSTRUCTION OF TWO WORKSHOP BUILDINGS

Location of Development
TECHNICAL SUPPORT SERVICES & SITE SERVICES RICARDO CONSULTING ENGINEERS LTD OLD SHOREHAM ROAD LANCING WEST SUSSEX

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 5th June 2015.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

G Peck

Gary Peck
Planning Services Manager
05/08/2015

PTO

Adur District Council
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SCHEDULE

Conditions

01. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

02. The development hereby approved shall be finished externally in the materials specified in the Design and Access Statement submitted with the application.

Reason: *In the interests of visual amenity and to comply with saved policy AG1 of the Adur District Local Plan.*

03. No external lighting or floodlighting shall be installed except as specified in the submitted Design and Access Statement.

Reason: *In the interests of amenity and to comply with saved policy AP9 of the Adur District Local Plan.*

04. If, during development, any visibly contaminated or odorous material (for example asbestos-containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified is found to be present at the site, then, unless otherwise agreed in writing with the Local Planning Authority, no further development shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination is proposed to be dealt with shall be submitted to and approved in writing by the Local Planning Authority and shall then be implemented as approved within an approved time period contained in the method statement.

Reason: *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety, in compliance with the National Planning Policy Framework.*

05. The development hereby approved shall only be carried out in accordance with the approved Hydrock Flood Risk Assessment (FRA) dated June 2015 and the buildings shall not be occupied until the flood resilience measures detailed on page 8 of that document have been implemented.

Reason: *To reduce the impact of flooding on the proposed development and future occupants having regard to the relevant policies of the National Planning Policy Framework.*

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06. The development hereby permitted shall be carried out in accordance with the following approved plans:-

288107 P Site 02 Issue P1 Block Site Plan; As Existing received 5 June 2015
288107 P Site 01 Issue P1 Site Location Plan received 5 June 2015
288107 P Site 03 Issue P1 Block Site Plan; As Proposed received 5 June 2015
288107 P Site 04 Issue P1 Building A: Site Plan as Proposed received 5 June 2015
288107 P Site 05 Issue P1 Building B; Site Plan as Proposed received 5 June 2015
288107 C-01 Issue P2 Building A - General Layout received 5 June 2015
288107 C-02 Issue P2 Building B - General Layout received 5 June 2015
Drawing No. C-01 Revision T2 Building A and B Drainage Strategy and External Works received 31 July 2015

Reason: *For the avoidance of doubt and in the interests of proper planning.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.