Town and Country Planning Act 1990
Appeal by Randall & Chisnall Ltd
Site Address: Former Manor Filling Station, Old Shoreham Road, Lancing, West
Sussex , BN15 0QS
LPA Reference: AWDM/1185/19
PINS Reference: APP/Y3805/W/20/3244893

List of Suggested Conditions should the Appeal be Allowed

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Proposed Site Plan Drg No. 2.01 Rev B received 30/8/19
Proposed Floor Plan Drg No. 2.02 Rev B received 30/8/19
Flood Risk Assessment received 30/8/19
Car Parking Provision received 30/8/19
Drainage Plan Drg No. 6947/1062 received 2/9/19
Storm Water Drainage Design received 2/9/19
SWS Summary received 2/9/19
Design and Access Statement received 1/8/19
Contamination Risk Assessment Report Ref: R18-12916 received 1/8/19
External Works - Boundary Treatment Drg No. 2.03 Rev A received 1/8/19

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

02. The development shall be completed in full compliance with the proposed remedial measures outlined in Ashdown Site Investigation Limited's report (ref.: R18- 12916, dated June 2018). Remedial measures for landscaped areas and narrow planters proposed in this application to follow the remedial measures specified for 'Made ground soils in former filling station area of the site' as specified in Section 7.1.1 of the Site Investigation Report (ref.: R18- 12916, dated June 2018).

No occupation of any part of the development shall take place until a Verification report has been submitted in accordance with Section 9 of the Site Investigation Report (ref.: R18-

12916, dated June 2018). The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety, in compliance with policy 34 of the Adur Local Plan and the National Planning Policy Framework.*

03. All foul drainage works shall be completed in accordance with the approved details and timetable and the dwelling shall not be occupied prior to completion of the works.

Reason: *To prevent pollution of the water environment by ensuring the necessary infrastructure is in place, in compliance with policies 29 and 35 of the Adur Local Plan.*

04. The proposed surface water drainage scheme, as set out in the Flood Risk Assessment dated July 2015 and shall be completed in accordance with the approved details before the dwelling is occupied.

Reason: *To prevent pollution of controlled waters and ensure that the proposed development has adequate surface water drainage to prevent flooding in the locality having regard to policies 35 and 36 of the Adur Local Plan.*

05. The development shall be carried out in accordance with the Construction Method Statement approved under application AWDM/0376/18 and shall be adhered to throughout the construction period.

Reason: *In the interests of highway safety and amenity having regard to policies 28 and 34 of the Adur Local Plan*

06. No work in connection with the construction of the development hereby approved shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and

08:30 and 13:00 on Saturday; with no working on Sundays or on Bank or Public Holidays.

Reason: *To safeguard residential amenities having regard to policy 34 of the Adur Local Plan.*

07. The dwelling shall not be occupied until the works to protect future residents from road traffic noise have been completed in accordance with the approved details.

Reason: *In the interests of residential amenity and to comply with policies 15 and 34 of the Adur Local Plan and the National Planning Policy Framework.*

08. The dwellings shall not be occupied until the car parking/garaging spaces (including EV charging facilities) and access facilities as shown on the submitted plans have been provided. The parking and garaging provided pursuant to this condition shall be retained thereafter for its intended use.

Reason: *In the interests of amenity and highway safety having regard to policy 28 of the Adur Local Plan.*

09. Secure, covered cycle parking shall be provided for the dwelling prior to first occupation of the dwelling hereby approved. Once provided, such facilities shall be retained thereafter for their intended use.

Reason: *To encourage and provide for a sustainable non-car mode of transport having regard to policy 28 of the Adur Local Plan.*

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) no development within Schedule 2, Part 1 Classes A-E (which classes include extensions, alterations to roofs, erection of porches, outbuildings, enclosures, swimming and other pools and containers for the storage of liquid or gas for domestic heating purposes) shall be erected in association with the dwelling hereby permitted.

Reason: *In the interests of amenity and the environment having regard to the nature of the site and policy 15 of the Adur Local Plan.*

11. The dwelling hereby permitted shall not be occupied until the approved boundary treatment, including acoustic fencing, has been completed in accordance with the approved details and it shall be retained thereafter.

Reason: *In the interests of visual amenity having regard to policy 15 of the Adur Local Plan.*

12. The dwelling hereby permitted shall not be occupied until associated facilities for the storage of refuse and waste, including recyclables, have been provided in accordance with the approved details.

Reason: *In the interests of amenity having regard to policy 15 of the Adur Local Plan.*

13. There shall be no infiltration of surface water drainage into the ground other than with the express written consent of the local planning authority where it has been demonstrated that there would be no resultant unacceptable risk to controlled waters. Development shall be carried out only in accordance with any such approved details.

Reason: *To ensure that surface water drainage from the proposed development does not result in a deterioration of groundwater quality having regard to policy 35 of the Adur Local Plan and the National Planning Policy Framework.*

14. All planting, seeding or turfing comprised in the landscaping scheme approved under reference AWDM/0376/18, as amended by this application, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The approved details of hard landscaping shall be completed prior to occupation of the buildings.

Reason: *In the interests of visual amenity and the environment and to comply with policy 30 of the Adur Local Plan.*

15. The development shall be completed in accordance with the approved schedule of external materials and finishes

Reason: *In the interests of visual amenity and to comply with policy 15 of the Adur Local Plan.*

16. The development hereby permitted shall be carried out in accordance with the Flood Risk Assessment carried out by The Civil Engineering Practice (dated July 2015) including setting finished floor levels at a minimum of 4.32 metres above Ordnance Datum (AOD).

Reason: *To reduce flood risk for future occupiers having regard to policy 36 of the Adur Local Plan.*