ADUR DISTRICT COUNCIL

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TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1630/20

Details of Development
APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION 6 (CONSTRUCTION MANAGEMENT PLAN) AND CONDITION 7 (REMEDIATION STRATEGY REPORT) OF PREVIOUSLY APPROVED AWDM/0954/18.

Location of Development
LAND AT 7 TO 27 ALBION STREET SOUTHWICK WEST SUSSEX

The Authority has considered your application, and I can confirm the following condition(s) have been **APPROVED** subject to satisfactory implementation and in accordance with the approved plans.

G Peck

Gary Peck
Planning Services Manager
19/11/2020

SCHEDULE

Approved Date - 17/11/2020

6 No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:-

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders)
- details of public engagement both prior to and during construction works
- Methods to control dust from the site

Reason: *In the interests of highway safety and amenity having regard to policies 15, 28 and 34 of the Adur Local Plan.*

PLEASE NOTE: The Local Highway Authority would be satisfied with the proposed CEMP subject to the applicant adhering to the following:

- Schedule site deliveries outside times of peak traffic volume. This should be 08.00-09.00 am and 16.00 to 17.00.
- Ensuring that deliveries to site are kept to their allocated time slots.
- Avoid contractor parking in residential streets surrounding the site.

Approved Date - 17/11/2020

7 Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:-

(1) A preliminary risk assessment which has identified:-

- all previous uses;
- potential contaminants associated with those uses;
- a conceptual model of the site indicating sources, pathways and receptors; and
- potentially unacceptable risks arising from contamination at the site.

(2) A site investigation scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

(3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

(4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority.

The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. 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, and for the reporting of this to the Local Planning Authority.

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 and policies 34 and 35 of the Adur Local Plan.*

PLEASE NOTE: The site remediation validation report is required to be submitted to the LPA once the development has been completed, as discussed in the remediation strategy.

Plans Referred to in Consideration of this application:

The application has been assessed and the decision is made on the basis of the following plans and documents submitted:

Reference/Drawing Number	Version	Date Rec
CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN	Issue 1 08 July 2020	05.10.2020
REMEDIATION METHOD STATEMENT August 2020	RML 7403	05.10.2020
ASBESTOS REFURBISHMENT SURVEY	Issue 1 02 June 2020	05.10.2020

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

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